

THIS DOCUMENT PREPARED BY/RETURN TO:
R. DEWEY BURNSED/amr
McLin & Burnsed, P.A
Post Office Box 1299
The Villages, Florida 32158-1299

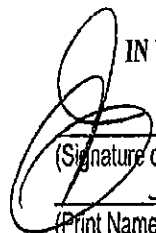
R-

Eagles Point Architectural Review Committee Determination

Tab Bish and Paul M. Buchanan, as and constituting the Architectural Review Committee appointed pursuant to the Declaration of Covenants for Eagles Point Subdivision, which covenants were recorded in Official Records Book 2667, at page 2238, et seq, and which subdivision plat was recorded in Plat Book 53, Page 9, et seq, all in the Public Records of Lake County, Florida, have reviewed the plat and lots as located on the ground and have determined that Lots 1 through 11 and Lots 17-27 of Eagles Point Subdivision are too small to accommodate side entry garages and, therefore, front entry garages for those lots are approved. Determinations for other lots will be made on an individual basis.

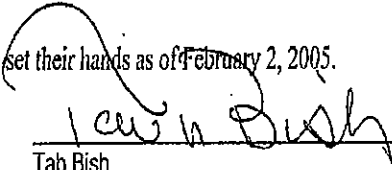
This determination does not replace or do away with the necessity for architectural review and approval of plans for homes on those lots when those plans are developed.

IN WITNESS WHEREOF, the parties have set their hands as of February 2, 2005.

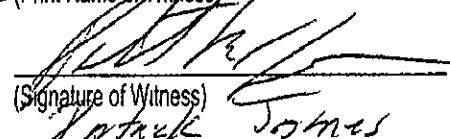


(Signature of Witness)
JUDY H. FORET

(Print Name of Witness)




Tab Bish

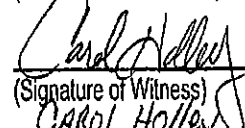


(Signature of Witness)
KATIAK JONES

(Print Name of Witness)

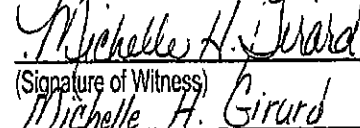


Paul M. Buchanan



(Signature of Witness)
CAROL HOLLEY

(Print Name of Witness)



(Signature of Witness)
Michelle H. Girard

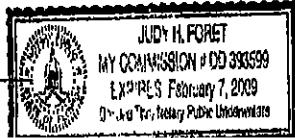
(Print Name of Witness)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2nd day of February, 2005, by Tab Bish, who is C personally known to me, or _____ produced _____ as identification.



NOTARY PUBLIC - STATE OF FLORIDA



This instrument prepared by/return to:
R. Dewey Burnsed/amr
McLin & Burnsed, P.A.
P.O. Box 1299
The Villages, FL 32159

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ARCHITECTURAL REVIEW COMMITTEE VARIANCE

The undersigned, being the Architectural Review Committee, pursuant to the restrictive covenants for Eagles Point Subdivision per plat recorded in Plat Book 53, Pages 9-12, Public Records of Lake County, Florida, does hereby grant the following variance to Lots 25, 26 and 27 of Eagles Point, according to said plat, as follows:

1. To allow a rear setback of 25 feet from the rear lot line in order to be consistent with the variance granted by Lake County.
2. To allow a front setback of 25 feet for Lot 27 only.
3. In all other regards, the requirements of the restrictive covenants are unchanged.

Witnesses:

Paula Montford
Print Witness Name: Paula Montford
Mary P. Davenport
Print Witness Name: Mary P. Davenport

Tab Bish
Tab Bish

Robert B. Trask, II
Print Witness Name: ROBERT B. TRASK, II
Richard M. Loggner
Print Witness Name: RICHARD M. LOGGNER

Paul Buchanan
Paul Buchanan

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th day of Feb, 2006, by Tab Bish, who is personally known to me, or X produced FLDL as identification.

Crystal Davenport
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)

[Notary Seal]

(Print Name of Notary Public)
My Commission Expires: _____
Serial/Commission Number: _____



STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 3 day of FEBRUARY, 2006, by Paul M. Buchanan, who is ✓ personally known to me, or produced as identification.

Robert B. Trask, II
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)

[Notary Seal]

(Print Name of Notary Public)
My Commission Expires: AUGUST 3, 2009
Serial/Commission Number: DD414146



CFN 2006116939
Bk 03225 Pgs 1744 - 1746 (3pgs)
DATE: 08/02/2006 09:49:26 AM
JAMES C. WATRINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00

THIS INSTRUMENT PREPARED BY:

R. Dewey Burnsed/amr
McLin & Burnsed PA
Post Office Box 1299
The Villages, Florida 32158-1299
(352) 753-4690

061523

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR EAGLES POINT
RECORDED IN OFFICIAL RECORDS BOOK 2667, PAGE 2238,
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA**

Paul M. Buchanan, Individually and as Trustee, and Shangri-La By The Lake, Inc., a Florida corporation, hereinafter referred to as "Declarant", do, pursuant to Article IX, Section 4, amend said Declaration as follows:

1. Article VI, Section 16, second sentence is amended to read as follows:

There is no maximum height of a hedge along the most Northerly canal. The maximum height of a fence on lots abutting the most Northerly canal is 4 feet and may extend no closer than within 25 feet of the canal. The hedge along the most northerly canal may not be any closer than 8 feet to the canal. Likewise, the fences must be at least 100 feet from the lake and cannot extend toward the road beyond the corner of the house, excluding porches, foyers, and the like. The maximum height of hedge on all the remaining lots or a fence is 4 feet, except within 75 feet of the canal where it is a maximum height of 3 feet.

2. Article VI, Section 18, first sentence is amended to read as follows:

(A) Birds, fish, cats and dogs shall be allowed with a maximum of three pets lot, other than fish and birds, and no more than two of them may be dogs, provided, however, the Architecture Review Committee shall have the right to grant a variance to that for not to exceed three dogs which are owned at the time the lot is purchased on any lot that is at least one acre in size. No such variance shall be granted or maintained once one of the three initial dogs is gone.

IN WITNESS WHEREOF, Paul M. Buchanan, Individually and as Trustee, and Shangri-La By The Lake, Inc., a Florida corporation, as Declarant, has executed these presents the day and year first above written.

Signed, sealed, and delivered