

This instrument prepared by and
should be returned to:
Association of Homeowners at Eagle Point, Inc.
PO Box 350496
Grand Island FL 32735-0496



Cross reference Declaration of
Covenants, Conditions, Easements and
Restrictions for Eagles Point, Lake
County, Florida, recorded at O.R. Book
2667, Page 2238 of the Public Records
of Lake County

THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR EAGLES POINT
LAKE COUNTY, FLORIDA

This Third Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions for Eagles Point, Lake County Florida as recorded in Official Records Book 2667, Page 2238 of the Public Records, Records of Lake County Florida is made and entered into by the Board of Directors as defined therein and with 95% majority vote of the ballots of the Association of Homeowners at Eagles Point.

ARTICLE VI, Section 2. Amend to read as follows:

Section 2. Residential Use Only. No Lot shall be used for any purpose except residential. No building shall be erected, altered, placed or permitted to remain on any Lot other than one single family, site built Dwelling Unit designed for residential use and private garages, and on lots fronting Lake Eustis and the canals connecting to Lake Eustis, a dock and a covered slip. No commercial or business activity of any type shall be conducted or carried on from any Lot or any structure on any Lot or any other part of the Property, except a home office use not requiring special external construction, invisible as an office from the exterior, not having clients who visit the home office, and which is first approved by ARC. One estate sale per lot and two Association sponsored garage sales are allowed each year.

ARTICLE VI, Section 9. Amend to read as follows:

Section 9. Garages. A single family residential dwellings shall include a garage adequate to house at least two (2) but not more than four (4) large size American automobiles and shall include adequate space for storage. All Dwelling units shall be constructed with unpainted concrete driveways only. Garage doors shall be constructed of a material that is similar in appearance to the exterior materials of the Dwelling Unit, and the color of the garage door shall be compatible with the color of the other exterior finishes of the Dwelling Unit. Garage doors, automatic door openers and service doors shall be maintained in a useful working condition. No garage may be converted to an additional room or an apartment. No carports are permitted.

ARTICLE VI, Section 13. Amend to read as follows:

Section 13. No Temporary Structures. Subject to the exceptions contained in this Article, no structure of a temporary character, such as but not limited to trailer, house trailer, mobile home, camper tent, barn or other similar structure or vehicle shall be permitted on any Lots at any time, other than:

- (a); Cabanas appurtenant to a swimming pool and gazebos as approved by the ARC;
- (a) Tents or other temporary structures for use during social functions;
- (c) Temporary structures used by a Builder in connection with construction work.
- (d) Single level shed not to exceed a footprint of 10'x15' will be allowed at the rear of lots T1-T4(Trinity Trail), 1-11 and 20-27. No shed shall be constructed of any type of metal, rubber, plastic or vinyl. They will be with shingle roofs and siding of any material, except steel, to closely match the color of the owner's residence. Landscape in front and along side where practical. Stacking of odds and ends allowed only at the side opposite the street side.

ARTICLE VI, Section 20. Amend to read as follows:

Section 20. Restrictions on Trailers. No trucks greater than ¾ ton pickups, trailers or tractors of any size shall be parked overnight on any Lot or street, and temporarily during daylight hours only by purveyors of goods or services to the Owners of the Lot. Campers, recreational vehicles or motor homes may be parked no more than a few days on any Lot or street. All vehicles may be parked on a Lot if the same are enclosed in a garage. No boat or trailer may be parked on any Lot except in an enclosed garage.

IN WITNESS WHEREOF, Marie Drenthe, President and Jeffrey Jarvis, Vice President and Linda Chaffee, Secretary/Treasurer have executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marie S. Drenthe

President signature

Jeffrey Jarvis

Vice President signature

Linda P. Chaffee

Secretary/Treasurer signature

MARIE S. DRENTHE

Printed name

JEFFREY JARVIS

Printed name

LINDA P. CHAFFEE

Printed name

STATE OF FLORIDA
LAKE COUNTY

The foregoing instrument was acknowledged before me this 15 day of April, 2011 by the Association Board of Directors: Marie Drenthe, Jeff Jarvis and Linda Chaffee who are personally known to me or who produced Florida Driver License as identification.

Angela Robin Shafar

Signature of notary public

Angela Robin Shafar

Printed name of notary public

My commission expires: 11-28-2014

Serial/commission number: EE 45037

