

Prepared by and

Please return this document to:
Woodlands East HOA
c/o: Dave Vessey
971 Citrus Wood Court
Longwood FL 32750
(407) 332-1867

MARYANNE NURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06166 Pgs 1027 - 1029; (3pgs)
CLERK'S # 20006044289
RECORDED 03/20/2006 12:20:41 PM
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SECOND AMENDMENT TO RESTRICTIONS ON REAL ESTATE FOR WOODLANDS EAST

This SECOND AMENDMENT to the WOODLANDS EAST RESTRICTIONS ON REAL ESTATE ("Amendment") is made this _____ day of March, 2006, by Woodlands East Homeowners Association, Inc. ("Declarant") the successor to Gallimore Homes.

WHEREAS, Declarant has recorded the RESTRICTIONS ON REAL ESTATE by instrument dated April 7, 1983 and recorded in the Official Record Book 1449, Page 1361 thru 1363, of the Public Records of Seminole County, Florida ("Declaration"); and

WHEREAS, Paragraph 17 of the Declaration provides a method for these Declarations to be changed, amended, or modified; and

WHEREAS, the undersigned desires to amend and modify these restrictions,

NOW, THEREFORE, pursuant to the powers reserved by Declarant under the Declaration, Declarant hereby records this Amendment to Paragraph 7 in the Declaration which will run with the land, as follows:

1. § 2 Any lot of the above-described subdivision shall be used only for residential purposes. All restrictions and requirements applying to the property by virtue of the present zoning shall remain unchanged. No temporary building or trailers for living or any other purpose shall be permitted on any lot except:

A. Accessory Structures.

1. Freestanding storage and playhouse structures are permitted with the following conditions:

a. application for approval must be submitted to the Homeowners Association Architectural Review Board (ARB) and approval given regarding construction type, exterior design, color and appearance. ARB will have a minimum of two weeks to respond once required materials are submitted. ARB's decision regarding acceptability will be controlling.

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2. Minimum Requirements:

a. a total of no more than one storage or playhouse shall be allowed on any lot

b. exterior dimensions of structure shall be no greater than what is commercially considered to be an eight (8) foot by ten (10) foot building. In any event, interior floor area shall be no greater than eighty(80) square feet

c. from surrounding grade, a maximum height of six (6) feet at the eaves and eight (8) feet at the highest point, regardless of roof design

d. structure shall be limited to rear yard

e. all applicable Seminole County zoning and building code requirements must be met

f. structure shall be screened from public view by an existing privacy fence or, installation of a new privacy fence surrounding the perimeter of the rear yard that meets existing restrictions regarding fencing. If the applicant does not have an existing perimeter fence and for whatever reason chooses to not erect a new privacy fence, all conditions specified in paragraph 3 below must also be met.

3. If a privacy fence is not present, the following additional conditions must be satisfied:

a. permission from adjacent homeowners will be required. Applicant shall request that the ARB contact homeowners directly adjacent in order to gain written permission allowing structure

b. ARB shall review and approve specific color scheme of structure for appropriateness

c. ARB shall review and approve landscaping plan to ensure adequate shielding from adjacent homeowners and public view.

4. Applicant may choose to comply with changes recommended by ARC or end application process.

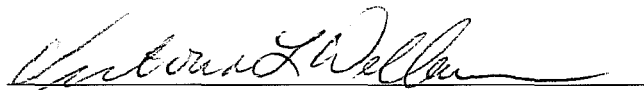
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5. Approved structures built per the above restrictions will be well maintained. They are to be kept structurally sound and painted to be compatible with the primary household. The Board will take appropriate action against homeowners in violation of this policy.

2. Except as specifically modified herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, Declarant has caused these presents to be signed this _____ day of March, 2006.


Victoria Williams, President

The foregoing instrument was acknowledged before me this 14th day of March, 2006 by Victoria Williams as President of Woodlands East Home Owners Association, Inc., a Florida corporation, who is personally known to me on behalf of the corporation.


Notary Public, State of Florida

