

Document prepared by and please return to:
Woodlands East HOA
c/o: Dave Vessey
971 Citrus Wood Court
Longwood FL 32750
(407) 332-1867

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07136 Pgs 0216 - 219; (4pgs)
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THIRD AMENDMENT TO RESTRICTIONS
ON REAL ESTATE FOR WOODLANDS EAST

This THIRD AMENDMENT to the WOODLANDS EAST RESTRICTIONS ON REAL ESTATE ("Amendment") is made this 25th day of October, 2008, 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 Amended March 20, 2006 in the Official Record Book 06166, Page 1027 thru 1029;

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; and,

WHEREAS, on October 25, 2008, the Declarant received the required 20 votes of the Homeowners necessary to approve this amendment,

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:

Changes to existing RESTRICTIONS ON REAL ESTATE:

Item 7: Basketball hoops:

No basketball hoops or backboards, or any other movable, temporary, fixed game and play structures, tree houses or platforms of a like kind or nature shall be constructed on any part of the Lot or public or private property or common property unless prior approval is granted by the ARB.

Any such structure that is allowed to be temporarily or permanently placed on the lot will be well maintained to provide satisfactory curb appeal.

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Item 9: Noxious Activities:

In addition to the noise, nuisances, obscenity, and miscellaneous offence chapters of the Seminole County code (chapters 165 thru 175 as of February 2008) no illegal, obnoxious or offensive activity shall be conducted or permitted to exist upon any Lot, or in any Residential Unit, nor shall anything be done or permitted to exist on any Lot or in any Residential Unit that may be or may become an annoyance or private or public nuisance.

No lot, driveway or common area shall be used for the purpose of vehicle repair or maintenance for more than 24 consecutive hours. In the event of any questions as to what may be or become a nuisance, such questions shall be submitted to the Association for a decision in writing and its decisions shall be final. Loud music or other loud sounds will not be permitted at any time.

Item 16: Aerial Restrictions:

No tower or transmitting or receiving aerial, or any other aerials or antennas of any kind, shall be placed or maintained upon any lot or on any building or structure thereon. This includes all satellite dishes larger than 30 inches. Exceptions to this include the installation of satellite receiving dishes are only permitted with prior approval of the ARB who will also be responsible for approving the location of the dish and television antennas not to exceed 4 feet in length and 3 feet in width.

In no event shall the topmost part of the satellite dish or television antenna be higher than the highest point of the roof excluding the height of the chimney.

New RESTRICTIONS ON REAL ESTATE:

1. Home Maintenance - - curb appeal:

All homes and landscaping must be kept in good condition so as to provide an esthetically pleasing curb appeal to residents and visitors of the Association. Landscaping must be well maintained and groomed. This includes regular mowing of

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the grass, replacing dead or damaged sod, placing or replacing of mulch in the mulched areas of the landscaping, and the regular trimming of hedges, bushes, and trees, etc.

The exteriors of the homes must also be kept in good repair. This includes, but is not limited to, regular cleaning and/or painting of the exterior of the home, replacing shingles and entire roofs as required, repairing/replacing door handles and other visible hardware problems, painting/maintaining garage doors, repairing/replacing fences that have deteriorated and/or are falling down, and performing other repairs as in a timely fashion as necessary.

Trash, recycling, and yard waste containers may be placed so as to be accessible to the people making such pick-up (e.g., at the curb in front of the house) on the evening prior to, or the day of, a scheduled pick-up day. At all other times, such containers shall be stored such that they are placed behind the front wall of the house and efforts should be made to screen these receptacles such that they are not visible from the street. The ARB, in its discretion, may adopt reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same.

In no event should any part of this section be deemed to eliminate the requirements of other sections of these restrictions including seeking approval of the ARB prior to beginning any painting or remodeling activities.

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 Residential Units designated for residential use and attached private garages.

The Association permits use of a home office if such use is imperceptible from the outside of the structure. Such permission for a home office shall not be construed as an opinion as to the permissibility under Seminole County law.

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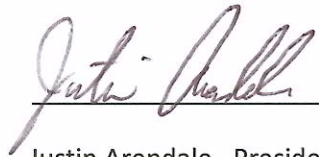
3. Swimming Pools, Spas and Screen Enclosures:

Installation of any pool or spa and any screened enclosures shall require prior written approval of the ARB. Any such structure shall be constructed as per Seminole County requirements.

4. Window Air Conditioning Units:

Installation of any window mounted Air Conditioning (AC) units are to be installed in such a way so as to limit the noise and visual impact to neighbors. Installation of these AC units requires approval of the ARB board prior to their installation.

IN WITNESS WHEREOF, Declarant has caused these presents to be signed this 15th day of February, 2009.



Justin Arendale, President

The foregoing instrument was acknowledged before me this 15th day of February, 2009 by Justin Arendale as President of Woodlands East Homeowners Association, Inc., a Florida corporation, who is personally known to me, on behalf of the corporation.



Notary Public, State of Florida

