

18.50
2.00 copy
20.50

M

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RELATING TO:**

VILLAGE OF FENNEY

MOCKINGBIRD VILLAS

**a subdivision in Sumter County, Florida, according to the plat thereof
as recorded in Plat Book 16, Pages 24 and 24A, Public Records of
Sumter County, Florida.**

A. On March 8, 2017, RP Fenney, LLC, a Florida limited liability company, as Declarant, recorded in Official Records Book 3227, Page 40, Instrument No. 201760007853, Public Records of Sumter County, Florida, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the subdivision known as VILLAGE OF FENNEY MOCKINGBIRD VILLAS (as amended, the "Declaration").

B. On August 21, 2017, The Villages of Lake-Sumter Inc., a Florida corporation, as Developer, recorded in Official Records Book 3297, Page 280 (Instrument No. 201760027751), Public Records of Sumter County, Florida, a First Amendment to the Declaration (the "First Amendment").

C. On October 17, 2017, The Villages of Lake-Sumter Inc., a Florida corporation, as Developer, recorded in Official Records Book 3321, Page 527 (Instrument No. 201760033985), Public Records of Sumter County, Florida, a Second Amendment to the Declaration (the "Second Amendment").

D. At this time, in accordance with the rights reserved in Article XI, Section 4 of the Declaration, The Villages of Lake-Sumter Inc., a Florida corporation, as Developer, wishes to further amend the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The Declaration is amended by amending and restating Article IV, Section 1(a)(3) in its entirety as follows:

“(3) Lots Affected by the Rear Side Yard Easement. The rear side yard easement shall benefit and burden the following Homesites:

(i) Homesites both burdened and benefitted by rear side yard easements shall be Homesites 2 through 12, 15 through 19, 22 through 30, 33, 36, 39 through 44, and 47 through 52.

(ii) Homesites burdened but not benefitted by rear side yard easements shall be Homesites 13, 14, 21, 32, 35, 45 and 46.

(iii) Homesites benefitted but not burdened by rear side yard easements shall be Homesites 1, 20, 31, 34, 37, 38 and 53.”

2. The Declaration is amended by amending and restating Article IV, Section 1(b)(3) in its entirety as follows:

“(3) Homesites Affected by Driveway and/or Front Side Yard and Landscaping Easements. The Driveway and/or Front Side Yard and Landscaping Easement shall benefit and burden the following Homesites:

(i) Homesites both burdened and benefitted by Driveway and/or Front Side Yard and Landscaping Easements shall be Homesites 2 through 12, 15 through 19, 22 through 30, 33, 36, 39 through 44, and 47 through 52.

(ii) Homesites burdened but not benefitted by Driveway and/or Front Side Yard and Landscaping Easements shall be Homesites 1, 14, 31, 34, 37, 38 and 53.

(iii) Homesites benefitted but not burdened by Driveway and/or Front Side Yard and Landscaping Easements shall be Homesites 13, 20, 21, 32, 35, 45 and 46.”

3. Except as herein amended, all other terms and provisions of the Declaration remain in full force and effect.

DATED this 5th day of December, 2017.

DEVELOPER

THE VILLAGES OF LAKE-SUMTER, INC.,
a Florida corporation

By: [Signature]
Martin L. Dzuro, Vice President

WITNESSES:

[Signature]
Print Name: Vicki C. Suber

[Signature]
Print Name: Christi G. Jacquay

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 5th day of December, 2017, by Martin L. Dzuro as Vice President of and on behalf of THE VILLAGES OF LAKE-SUMTER, INC., a Florida corporation, who is personally known to me and who did not take an oath.

[Signature]
Notary Public – State of Florida
Print Name: Vicki C. Suber
My Commission Expires: _____
Serial/Commission Number: _____

[NOTARY SEAL]



PREPARED BY:

[Signature]
Erick D. Langenbrunner, Esq.
1020 Lake Sumter Landing
The Villages, Florida 32162

RETURN TO:

Martin L. Dzuro, PSM
Dzuro & Associates
1045 Lake Sumter Landing
The Villages, Florida 32162