

**Prepared By and Return To:**  
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**AMENDMENT TO DECLARATION OF COVENANTS AND  
RESTRICTIONS OF MAGNOLIA POINTE LAKEFRONT**

WHEREAS, that certain DECLARATION OF COVENANTS AND RESTRICTIONS OF MAGNOLIA POINTE LAKEFRONT (hereinafter the "Declaration") is recorded at Official Records Book 1585, Page 397, Public Records of Lake County, Florida, and

WHEREAS, the members of the Magnolia Pointe Lakefront Homeowners' Association, Inc. residential community desire to make an amendment to the Declaration governing the community.

NOW, THEREFORE, pursuant to the Amendment procedure set forth in said Declaration, the following Amendment is hereby added:

1. A new Section 15 is hereby added to Article VI, of the Declaration of Covenants and Restrictions of Magnolia Pointe Lakefront:

~~Section 15. Fences. Fences shall be subject to prior written approval of the Architectural Control Board. Only brick or ornamental type fences shall be permitted. Wood, chain link and stucco fences are specifically prohibited. In no event shall any fence exceed four (4) feet in height above existing finish grade except in the cases of a swimming pool privacy fence which will be allowed in the rear yard upon prior written approval of the Architectural Control Board, nor shall any such fence be constructed between street and rear line of a Unit. Fences are prohibited along the street sides of the Lots, with the exception of corner lots, subject however to the approval of the Architectural Control Board.~~

Section 15. Fences. No perimeter fences or fencing shall be allowed on any lot with the exception of swimming pool fences as required by local law or ordinance. Any such swimming pool fencing must be of wrought iron or ornamental type and shall be subject to the approval of the Architectural Control Board.

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"Dog runs" or other types of "non-perimeter" fencing is allowable only with the approval as to type and location by the Architectural Control Board and the Magnolia Pointe Lakefront Homeowners' Association, Inc. Any such non-perimeter fencing shall in no case exceed four (4) feet in height.

**CERTIFICATE OF AMENDMENT**

I hereby certify that the above Amendment was adopted by the Association's membership at a duly called meeting of the Association held on the 15th day of February, 2005.

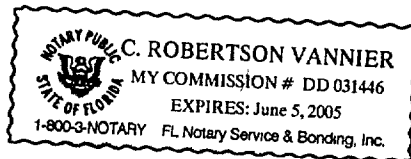
**MAGNOLIA POINTE LAKEFRONT  
HOMEOWNERS' ASSOCIATION, INC.**

By: *David Bryant*  
David Bryant, President  
Address: 12900 Tiger Lilly Court  
Clermont, FL 34711

STATE OF FLORIDA  
COUNTY OF LAKIE

The foregoing instrument was acknowledged before me this 28 day of MARCH, 2005, by David Bryant as President of Magnolia Pointe Lakefront Homeowners' Association, Inc., who is personally known to me or has produced FL DRIVERS LIC as identification.

*C. Robertson Vannier*  
Notary Signature  
Printed Name:  
Commission #  
My Commission Expires:



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