



**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS OF DEER LAKE RUN HOMEOWNERS'
ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Deer Lake Run are recorded in Official Records Book 3921, Page 4339, of the Public Record of Orange County, Florida (the "Declaration");

WHEREAS; the Declaration was entered into and became effective on August 11, 1987;

WHEREAS; Article VII, Section 3 of the Declaration provides that twenty (20) years after the effective date of the Declaration may be amended by an instrument signed by not less than seventy-five (75%) of the Lot Owners;

WHEREAS: at least seventy-five percent (75%) of the Lot Owners desire to amend Article VI, Section 10 of the Declaration in accordance with this Amendment.

THEREFORE, at least seventy-five (75%) of the Lot Owners approve this Amendment to the Declaration by signing this instrument in accordance with Article VII, Section 3 of the Declaration, and hereby amend Article VI, Section 10 of the Declaration, and hereby amend Article VI, Section 10 of the Declaration as follows:

Section 10. Fences, Walls, Hedges, ~~Mass Planting~~ of Any Type.

- (a) No fence or wall, hedge, or mass planting of any type exceeding a height of six (6) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, ~~planted~~; placed or maintained upon any Lot without the written consent and approval of the Homeowners Association's Board of Directors.
- (b) No fence to be constructed shall be of wire, chain links, or cyclone style of fences.
- (c) No hedge exceeding a height of ten (10) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, planted, placed, or maintained upon any Lot, except for the front yard of a Lot as set forth below in subsection (d) without the written consent and approval of the Homeowners Association's Board of Directors.
- (d) No hedge in the Front Yard of the Lot, exceeding a height of six (6) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, planted, placed, or maintained without the written consent of the Homeowners Association's Board of Directors.

(e) "Front Yard" of the Lot as used in subsection (d), above, is the area of the Lot beginning at the front exterior corners of the home constructed on a Lot extending directly to the side Lot line and the front Lot line.

IN WITNESS WHEREOF, at least seventy-five percent (75%) of the Lot Owners have executed this Amendment in accordance with Article VII, Section 3 of the Declaration thereby amending Article VI, Section 10 as set forth herein. (See attached)

Filed this 11th day of May, 2021 by Troy Barber, Homeowner Representative

Troy Barber
Troy Barber, Homeowner Representative

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument ~~was acknowledged~~ before me the 11th day of May, 2021 by TROY BARBER who is personally know to me or has produced a driver's license, passport, or identification care issued by a state or a branch of the federal government as identification, and who did (did not) take an oath. (Physically ^{appeared} ~~approved~~)

Sheri Dederick Ladd

Notary Public

My Commission Expires:

Commission No.



**AMENDMENT NO. 1 TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF DEER LAKE RUN HOMEOWNERS'
ASSOCIATION, INC.**

Please note: ~~strikeout~~ means removal; underline means addition.

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Deer Lake Run are recorded in Official Records Book 3921, Page 4346, of the Public Record of Orange County, Florida (the "Declaration");

WHEREAS, the Declaration was entered into and became effective on August 11, 1987;

WHEREAS, Article VII, Section 3 of the Declaration provides that twenty (20) years after the effective date of the Declaration, the Declaration may be amended by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners;

WHEREAS, at least seventy-five percent (75%) of the Lot Owners desire to amend Article VI, Section 10 of the Declaration in accordance with this Amendment;

NOW THEREFORE, at least seventy-five (75%) of the Lot Owners approve this Amendment to the Declaration by signing this instrument in accordance with Article VII, Section 3 of the Declaration, and hereby amend Article VI, Section 10 of the Declaration as follows:

Section 10. Fences, Walls, Hedges, ~~Mass Planting~~ of Any Type.

- (a) No fence or wall, ~~hedge, or mass planting~~ of any type exceeding a height of six (6) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, ~~planted~~, placed or maintained upon any Lot without the written consent and approval of the Homeowners Association's Board of Director.
- (b) No fence to be constructed shall be of wire, chain links, or cyclone style of fences.
- (c) No hedge exceeding a height of ten (10) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, planted, placed, or maintained upon any Lot, except for the front yard of a Lot as set forth below in subsection (d), without the written consent and approval of the Homeowners Association's Board of Directors.
- (d) No hedge, in the Front Yard of a Lot, exceeding a height of six (6) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, planted, placed, or maintained without the written consent and approval of the Homeowners Association's Board of Directors.
- (e) "Front Yard" of a Lot as used in subsection (d), above, is the area of a Lot beginning at the front exterior corners of the home constructed on a Lot extending directly to the side Lot line and the front Lot line.

IN WITNESS WHEREOF, at least seventy-five percent (75%) of the Lot Owners have executed this Amendment in accordance with Article VII, Section 3 of the Declaration thereby amending Article VI, Section 10 as set forth herein.