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 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 05/15/2007 11:08:08 AM
 REC FEE 27.00

This instrument prepared by and
 after recording return to:

Michael J. Sheahan, Esquire
 Godbold, Downing, Sheahan & Bill, P.A.
 222 West Comstock Avenue, Suite 101
 Winter Park, Florida 32789

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
WYNDHAM LAKES ESTATES**

This First Amendment to Declaration of Covenants and Restrictions Wyndham Lakes Estates is executed by BOGGY CREEK, LLC, a Florida limited liability company, hereinafter referred to as "Developer," whose address is 101 Southhall Lane, Suite 200, Maitland, Florida 32751.

RECITALS

1. A Declaration of Covenants and Restrictions for Wyndham Lakes Estates was recorded in Official Records Book 8267, Page 4394, of the Public Records of Orange County, Florida (the "Declaration").

2. Pursuant to the power and authority reserved by and unto Developer under the Declaration to amend the Declaration, Developer desires hereby to amend said Declaration in order to include certain disclosures regarding the Plan of Development for Wyndham Lakes Estates, and to clarify that the Association shall be responsible for maintenance of the Surface Water Management System for Wyndham Lakes Estates, specifically including the retention ponds.

AMENDMENT

NOW, THEREFORE, Developer hereby amends the Declaration in accordance with the provisions set forth hereafter. All capitalized words and terms used herein shall have the same meaning and definition as set forth in the Declaration.

1. The following provisions are hereby set forth and declared as a new last paragraph of Section 3 of the Declaration setting forth the Plan of Development of Wyndham Lakes Estates. The disclosure set forth on Exhibit "A" attached to this First Amendment is hereby added to the provisions regarding Wyndham Lakes Estates, which Exhibit "A" is incorporated herein by this reference.

2. The following provisions are hereby set forth and declared as new Section 9.13 of the Declaration in order to provide for certain matters regarding the Surface Water Management System for Wyndham Lakes Estates:

9.13. Surface Water Management System. Perpetual easements for the installation and maintenance of drainage areas and appurtenant facilities are hereby reserved to Developer and the Association in and to all drainage easement areas shown on

the Plats of the Subject Property from time to time, which easements include the Surface Water Management System and the right of reasonable access to and from the easement areas. These drainage easement areas constituting part of the Surface Water Management System, including specifically all retention ponds established as part of the Surface Water Management System for Wyndham Lakes Estates, may be identified from time to time as Common Areas by designation thereof on Plats of the Subject Property. Within easement areas, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with access to or the installation, use and maintenance of the easement areas or drainage facilities, or which may change the direction of flow or obstruct or retard the flow of drainage water in any easement areas, or which may reduce the size of any water retention areas constructed in such easement areas.

The Association shall have a perpetual non-exclusive easement over all areas of the Surface Water Management System for access to operate, maintain, and repair the system. The Association specifically shall have the duty of maintenance of the Surface Water Management System for these purposes. As more fully provided in Section 11.2 hereafter of this Declaration, each Owner shall be responsible for the maintenance of lake slopes and banks at the rear or the sides of each such Owner's Lot which comprise a part of the Surface Water Management System.

IN WITNESS WHEREOF, the Developer, BOGGY CREEK, LLC, a Florida limited liability company has caused this Amendment to be executed in its name on this 21 day of December, 2006.

Signed, sealed and delivered in the presence of:

BOGGY CREEK, LLC, a Florida limited liability company

Kristen Rodrick
Signature
Print Name: Kristen Rodrick

By: Boggy Creek USH, Inc., a Florida corporation, as Operating Member

Douglas M. Sheahan
Signature
Print Name: Douglas M. Sheahan

By: Frank Dolan

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21 day of December, 2006, by Frank Dolan, as Vice President of Boggy Creek USH, Inc., a Florida corporation, as Operating Member of Boggy Creek, LLC, a Florida limited liability company.

He is personally known to me or has produced _____ as identification.

IMPRINT NOTARY PUBLIC
RUBBER STAMP SEAL BELOW

Kristen Rodrick
Signature of Person Taking Acknowledgment
Notary Public

F:\3\HOA\Wyndham Lakes Estates - 1st Amend to Dec.wpd

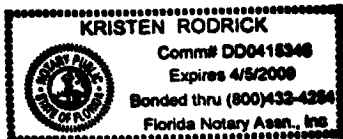
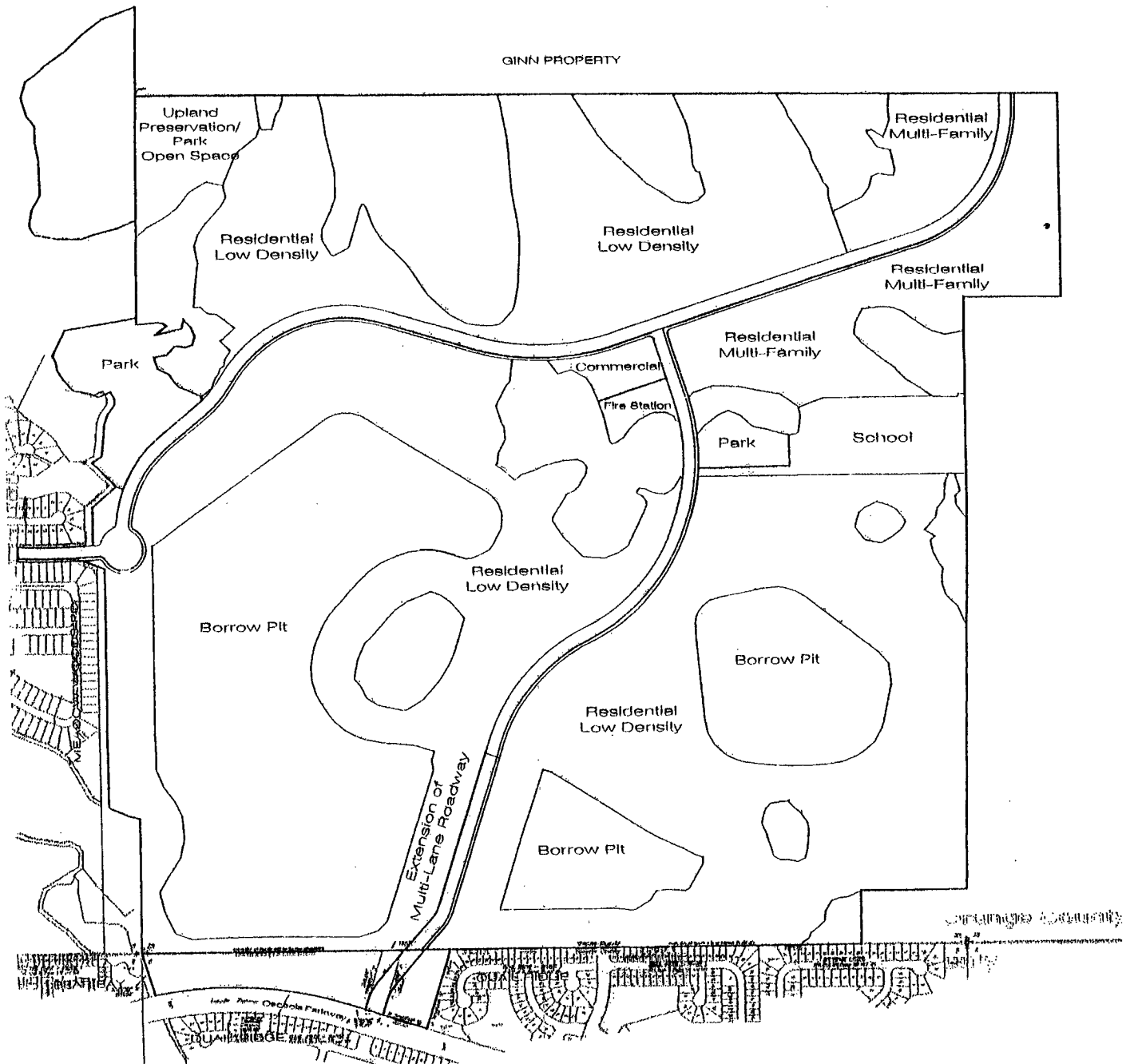


EXHIBIT A

NOTICE: ALL LANDOWNERS WITHIN THE WYNDHAM LAKES ESTATES PROJECT ARE HEREBY NOTIFIED THAT THE APPROVED PLANNED DEVELOPMENT LAND USE PLAN ALLOWS FOR THE DEVELOPMENT OF COMMERCIAL USES, MULTI-FAMILY RESIDENTIAL UNITS AND PROVIDES FOR THE POSSIBLE EXTENSION OF A MULTI-LANE ROADWAY THROUGH THE PROJECT IN A GENERALLY NORTH-SOUTH DIRECTION CONNECTING TO OSCEOLA COUNTY, THE LOCATION OF THE PROPOSED COMMERCIAL TRACT, MULTI-FAMILY HOUSING DEVELOPMENT(S) AND THE MULTI-LANE ROADWAY SEGMENT ARE SHOWN ON THE ATTACHED EXHIBIT



Wyndham Lakes Estates