



THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

RUSSELL W. DIVINE, ESQUIRE
Divine & Estes, P.A.
Post Office Box 3629
Orlando, Florida 32802-3629

**AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR WYNDHAM LAKES ESTATES**
(Wyndham Lakes Estates Phase 3C)

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR WYNDHAM LAKES ESTATES ("Amendment") is made by **Lennar Homes, LLC**, a Florida limited liability company ("Lennar") and joined by **Wyndham Lakes Estates Homeowners Association, Inc.**, a Florida not-for-profit corporation ("Association").

RECITALS:

- A. Boggy Creek, LLC, a Florida limited liability company, recorded the Declaration of Covenants and Restrictions for Wyndham Lakes Estates in Official Records Book 8267, Page 4394 of the Public Records of Orange County, Florida, respecting the community known as Wyndham Lakes Estates ("Community"). The foregoing Declaration, together with all prior amendments thereto, if any, is hereinafter referred to as the "Declaration."
- B. Lennar is the successor in interest to Boggy Creek, LLC and now has all the rights of the Developer under the Declaration.
- C. Section 4.2 of the Declaration provides that prior to the Turnover Date (as defined in the Declaration), Lennar, as the current Developer, may amend the Declaration as it deems appropriate without the joinder or consent of any person or party whatsoever.
- D. Section 5.1 of the Declaration provides that prior to the Turnover Date, Lennar, as Developer, in its sole discretion, may annex additional lands into the Community without the joinder or consent of any person or party whatsoever.
- E. The Turnover Date has not yet occurred and Lennar wishes to amend the Declaration as set forth herein.

NOW THEREFORE, Lennar hereby declares that every portion of the Community is to be held, transferred, sold, conveyed, used and occupied to the covenants, conditions and restrictions hereinafter set forth.

- 1. Recitals. The foregoing Recitals are true and correct and are incorporated into and from a part of this Amendment.

- 2. Conflicts. In the event that there is a conflict between this Amendment and the Declaration, this Amendment shall control. The Declaration and this Amendment shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect. In the event that any amendments to this Declaration have been recorded prior to this Amendment, this Amendment shall be deemed to follow such prior recorded amendments in time and title. In the event of a conflict between this Amendment and any such prior recorded amendment(s), this Amendment shall control.
- 3. Capitalized Terms. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration.
- 4. Annexation. The real property described in **Exhibit "A"** attached hereto (Wyndham Lakes Estates Unit 6) is hereby annexed into and made a part of the real property described in Exhibit 1 of the Declaration, and as such, is part of the Community and is subject to the provisions of the Declaration and the jurisdiction of the Association.
- 5. Covenant Running with the Community. This Amendment is a covenant running with the Community and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Amendment.

IN WITNESS WHEREOF, the undersigned being Developer under the Declaration has hereunto set its hand and seal this 23rd day of August, 2013.

Witnesses:

Witness Signature: [Signature]
 Print Witness Name: Debra Garcia

Witness Signature: [Signature]
 Print Witness Name: M. ELAINE Smith

LENNAR HOMES, LLC
a Florida limited liability company

By Its Managing Member:

U. S. HOMES CORPORATION
a Delaware corporation

By: [Signature]
 Name: Mark Mathway
 Title: Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of August, 2013, by _____ as _____ of **U. S. Home Corporation** as **Managing Member** of **Lennar Homes, LLC**, a Florida limited liability company, who [] is personally known to me or [] produced _____ as identification.



[Signature]
 NOTARY PUBLIC, State of Florida

**JOINDER
WYNDHAM LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.**

WYNDHAM LAKES ESTATES HOMEOWNERS ASSOCIATION, INC. ("Association") does hereby join in the Declaration and the foregoing Amendment to Declaration of Covenants and Restrictions for Wyndham Lakes Estates (the "Amendment"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association agrees that this Joinder is for convenience only and does not apply to the effectiveness of the Declaration or the Amendment as Association has no right to approve either the Declaration or the Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 8th day of OCTOBER, 2013.

Witnesses:

**WYNDHAM LAKES ESTATES
HOMEOWNERS ASSOCIATION, INC.**
a Florida not-for-profit corporation

Witness Signature: [Signature]
Print Witness Name: Helen McCreary

By: [Signature]
Name: John Valantasis
Title: VICE PRESIDENT

Witness Signature: [Signature]
Print Witness Name: Carlos de la Ossa

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8th day of October, 2013, by John Valantasis as Vice President of **Wyndham Lakes Estates Homeowners Association, Inc.**, a Florida not-for-profit corporation, who [] is personally known to me or [] produced a driver's license as identification.

(Affix Notary Stamp/Seal Below)

[Signature]
NOTARY PUBLIC, State of Florida



EXHIBIT "A"
LEGAL DESCRIPTION
WYNDHAM LAKES ESTATES PHASE 3C

PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 122, WYNDHAM LAKES ESTATES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 20 THROUGH 27 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°09'05" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 70°18'57" EAST, A DISTANCE OF 1,324.70 FEET; THENCE SOUTH 79°14'08" EAST, A DISTANCE OF 122.73 FEET; THENCE SOUTH 10°45'52" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 79°14'08" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 10°45'52" WEST, A DISTANCE OF 142.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°43'11" AND A CHORD DISTANCE OF 34.33 FEET WHICH BEARS SOUTH 32°35'43" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.84 FEET; THENCE SOUTH 14°24'18" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'03" AND A CHORD DISTANCE OF 33.71 FEET WHICH BEARS SOUTH 61°39'10" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 18°54'54" AND A CHORD DISTANCE OF 172.53 FEET WHICH BEARS SOUTH 28°43'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'03" AND A CHORD DISTANCE OF 33.71 FEET WHICH BEARS SOUTH 04°12'59" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.99 FEET; THENCE SOUTH 43°23'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'03" AND A CHORD DISTANCE OF 33.71 FEET WHICH BEARS NORTH 89°00'02" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 31°36'18" AND A CHORD DISTANCE OF 285.94 FEET WHICH BEARS SOUTH 64°24'36" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 289.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,945.90 FEET, A CENTRAL ANGLE OF 02°35'07" AND A CHORD DISTANCE OF 87.79 FEET WHICH BEARS SOUTH 81°30'19" WEST; THENCE WESTERLY ALONG THE ARC OF SAID

CURVE A DISTANCE OF 87.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°59'10" AND A CHORD DISTANCE OF 37.44 FEET WHICH BEARS SOUTH 34°18'17" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.32 FEET; THENCE NORTH 89°34'17" WEST, A DISTANCE OF 51.32 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°18'57" AND A CHORD DISTANCE OF 33.56 FEET WHICH BEARS NORTH 52°07'01" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,945.90 FEET, A CENTRAL ANGLE OF 09°46'29" AND A CHORD DISTANCE OF 331.57 FEET WHICH BEARS NORTH 89°23'15" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 331.97 FEET; THENCE SOUTH 05°47'39" WEST, A DISTANCE OF 101.05 FEET; THENCE SOUTH 06°04'05" WEST, A DISTANCE OF 27.42 FEET; THENCE NORTH 74°55'06" WEST, A DISTANCE OF 21.48 FEET; THENCE NORTH 79°56'01" WEST, A DISTANCE OF 319.07 FEET; THENCE NORTH 50°00'02" WEST, A DISTANCE OF 145.68 FEET; THENCE NORTH 53°10'56" WEST, A DISTANCE OF 135.13 FEET; THENCE NORTH 23°53'54" WEST, A DISTANCE OF 232.07 FEET; THENCE NORTH 10°32'19" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 07°12'05" WEST, A DISTANCE OF 12.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF WYNDHAM LAKES ESTATES UNIT 2 AS RECORDED IN PLAT BOOK 69, PAGES 20-27, ORANGE COUNTY, FLORIDA PUBLIC RECORDS; THENCE CONTINUE NORTH 07°12'05" WEST ALONG SAID LINE, A DISTANCE OF 47.52 FEET; THENCE NORTH 05°20'23" WEST, A DISTANCE OF 570.00 FEET; THENCE NORTH 03°56'40" WEST, A DISTANCE OF 58.55 FEET; THENCE NORTH 89°14'54" EAST, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04°36'01" AND A CHORD DISTANCE OF 22.07 FEET WHICH BEARS NORTH 01°32'54" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.08 FEET TO THE POINT OF BEGINNING.
CONTAINING 31.66 ACRES (1,379,224 SQUARE FEET), MORE OR LESS.

EXHIBIT "A"

Wyndham Lakes Estates Phase 3 C

PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 122, WYNDHAM LAKES ESTATES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 20 THROUGH 27 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°09'05" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 70°18'57" EAST, A DISTANCE OF 1,324.70 FEET; THENCE SOUTH 79°14'08" EAST, A DISTANCE OF 122.73 FEET; THENCE SOUTH 10°45'52" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 79°14'08" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 10°45'52" WEST, A DISTANCE OF 142.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°43'11" AND A CHORD DISTANCE OF 34.33 FEET WHICH BEARS SOUTH 32°35'43" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.84 FEET; THENCE SOUTH 14°24'18" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'03" AND A CHORD DISTANCE OF 33.71 FEET WHICH BEARS SOUTH 61°39'10" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 18°54'54" AND A CHORD DISTANCE OF 172.53 FEET WHICH BEARS SOUTH 28°43'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'03" AND A CHORD DISTANCE OF 33.71 FEET WHICH BEARS SOUTH 04°12'59" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.99 FEET; THENCE SOUTH 43°23'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°47'03" AND A CHORD DISTANCE OF 33.71 FEET WHICH BEARS NORTH 89°00'02" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 31°36'18" AND A CHORD DISTANCE OF 285.94 FEET WHICH BEARS SOUTH 64°24'36" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 289.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,945.90 FEET, A CENTRAL ANGLE OF 02°35'07" AND A CHORD DISTANCE OF 87.79 FEET WHICH BEARS SOUTH 81°30'19" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°59'10" AND A CHORD DISTANCE OF 37.44 FEET WHICH BEARS SOUTH 34°18'17" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.32 FEET; THENCE NORTH 89°34'17" WEST, A DISTANCE OF 51.32 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°18'57" AND A CHORD DISTANCE OF 33.56 FEET WHICH BEARS NORTH 52°07'01" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,945.90 FEET, A CENTRAL ANGLE OF 09°46'29" AND A CHORD DISTANCE OF 331.57 FEET WHICH BEARS NORTH 89°23'15" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 331.97 FEET; THENCE SOUTH 05°47'39" WEST, A DISTANCE OF 101.05 FEET; THENCE SOUTH 06°04'05" WEST, A DISTANCE OF 27.42 FEET; THENCE NORTH 74°55'06" WEST, A DISTANCE OF 21.48 FEET;

THENCE NORTH 79°56'01" WEST, A DISTANCE OF 319.07 FEET; THENCE NORTH 50°00'02" WEST, A DISTANCE OF 145.68 FEET; THENCE NORTH 53°10'56" WEST, A DISTANCE OF 135.13 FEET; THENCE NORTH 23°53'54" WEST, A DISTANCE OF 232.07 FEET; THENCE NORTH 10°32'19" WEST, A DISTANCE OF 60.38 FEET; THENCE NORTH 07°12'05" WEST, A DISTANCE OF 12.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF WYNDHAM LAKES ESTATES UNIT 2 AS RECORDED IN PLAT BOOK 69, PAGES 20-27, ORANGE COUNTY, FLORIDA PUBLIC RECORDS; THENCE CONTINUE NORTH 07°12'05" WEST ALONG SAID LINE, A DISTANCE OF 47.52 FEET; THENCE NORTH 05°20'23" WEST, A DISTANCE OF 570.00 FEET; THENCE NORTH 03°56'40" WEST, A DISTANCE OF 58.55 FEET; THENCE NORTH 89°14'54" EAST, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04°36'01" AND A CHORD DISTANCE OF 22.07 FEET WHICH BEARS NORTH 01°32'54" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.08 FEET TO THE POINT OF BEGINNING.
CONTAINING 31.66 ACRES (1,379,224 SQUARE FEET), MORE OR LESS.