

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Crystal Maier, Esquire
DHN Attorneys, PA
3203 Lawton Road, Suite. 125
Orlando, FL 32803
(407) 269-5346

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ENCLAVE AT
LAKES OF HARMONY**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ENCLAVE AT LAKES OF HARMONY ("Amendment") is made and entered into this 12th day of May, 2022, by ENCLAVE AT LAKES OF HARMONY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Association").

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Enclave at Lakes of Harmony was recorded in Official Record Book 6017, Page 495 of the Public Records of Osceola County, Florida (the "Declaration");

WHEREAS, Article 15.02 of the Declaration provides that the Declaration may be amended by the Declarant at any time prior to Turnover.

WHEREAS, the Declarant desires to amend the Declaration.

NOW, THEREFORE, the Declaration is amended as follows:

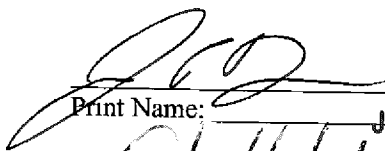
1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference and specifically relied upon.
2. **Amendment.** The Declarant having authority to make such amendments, modifies the Declaration as follows (additions are indicated by underlining; deletions are indicated by ~~strikeouts~~)
 - A. Section 6.14 Resale Fee. Upon each closing of a subsequent sale of Lot from an Owner (other than Declarant or a builder) to a buyer, the buyer shall pay to the Association a resale fee (the "Resale Fee") of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) which shall be used to offset administration costs in connection with the change in membership as well as to pay operating expenses or any other expenses of the Association. Said amounts shall not be considered as advance payments of annual Assessments.
3. **Effect of this Amendment.** Except as modified by, all other terms and provision of the Declaration shall remain applicable unchanged, and in full force and effect.

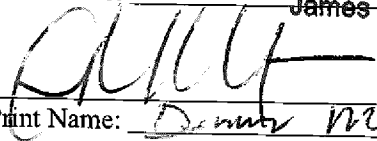
SIGNATURE PAGE TO FOLLOW


I HEREBY CERTIFY that the Declarant has executed this Amendment on the 12th day of May, 2022

WITNESSES

HARMONY FLORIDA LAND LLC,
a Delaware limited liability company

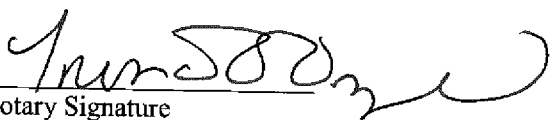

Print Name: James P Dunn


Print Name: Danny McIntosh


By: _____
Print Name: Richard Jerman
As Its: Vice President

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me by means of [] online notarization or [x] physical presence this 12 day of MAY 2022, by Richard Jerman, as Vice President of HARMONY FLORIDA LAND, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.


Notary Signature
Notary Stamp or Seal:

