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ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES \$18.50

**FIFTH AMENDMENT
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
FIESTA KEY OWNER'S ASSOCIATION
OSCEOLA COUNTY, FLORIDA**

This Fifth Amendment to Declaration of Covenants and Restrictions for FIESTA KEY OWNER'S ASSOCIATION, OSCEOLA COUNTY, FLORIDA, is made and entered into this 6 day of December, 2018, by SALA, INC., a Florida Corporation, (hereinafter referred to as "Declarant"), whose address is 132 East Colonial Drive, Suite 206, Orlando, Florida 32801.

WITNESSETH:

WHEREAS, SALA, INC., a Florida Corporation, caused the Declaration of Covenants and Restrictions for Fiesta Key Owner's Association, Osceola County, Florida ("Declaration") dated the 7th day of July, 2004, to be recorded the 7th day of July 2004, at O.R. Book 2552, page 314, Public Records of Osceola County, Florida; and

WHEREAS, Declarant, pursuant to Article X, Section 4, desires to amend said Declaration as more specifically provided herein:

NOW, THEREFORE, the Developer does amend said Declaration as follows:

1. Article V, Section 2, amended as follows:
Section 2. Easement over Lots. For a term of ten (10) years from the date of execution hereof, the Declarant hereby reserves unto itself the right to grant a perpetual easement to itself or any other entity over that portion of every Lot lying within fifteen (15) feet of the boundary line of such Lot. This right shall remain in the Declarant whether or not such Lot has been conveyed to another party and regardless of whether this right is stated in the deed of conveyance. The Declarant shall not be entitled to grant easements over any particular Lot in such manner so as to interfere with the reasonable use of said Lot as a residence. The Declarant shall not be entitled to grant easements over that portion of a Lot; which adjoins another Lot and is contained within the boundaries of a Townhome.
2. Article IX, Section 2. Voting Rights; the following shall be substituted for Class B: The Class B Member shall be the Declarant and shall be entitled to nine (9) votes for each Lot owned. The Class B Membership shall terminate and become converted to Class A Membership on the happening of any of the following events whichever occurs earlier: (a) When the total votes outstanding in the Class A Membership equals the total votes outstanding in the Class B Membership; or (b) On December 31st, 2023.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned, the Declarant, has hereunto affixed its hand and seal the day and year first above stated.

Signed, sealed and delivered
in the presence of:

SALA, INC., a Florida Corporation

[Signature]
Witness
Tanya Ault
Witness Printed Name

By: [Signature]
HOUSHANG SABETI, President

[Signature]
Witness
MELINDA BELTRAN
Witness Printed Name

STATE OF FLORIDA
COUNTY OF Florida

THE FOREGOING INSTRUMENT was acknowledged before me this 6 day of
December, 2018 by HOUSHANG SABETI, as President of SALA, INC., a
Florida Corporation, and who is personally known to me or who has produced the following
identification: [Signature], and who did not take an oath.

WITNESS my hand and official seal on this 6 day of December, A.D. 2018

My commission expires:
SEAL

[Signature]
Notary Public

Tanya Ault
Printed or typed name

