

Westerman White  
146 2nd St. North  
Ste. 208  
St. Petersburg FL 33701



ADOPTED AMENDMENTS TO THE  
DECLARATION OF COVENANTS & RESTRICTIONS OF  
LAUREL WOOD HOMEOWNERS ASSOCIATION OF OCALA, INC.

ARTICLE V, SECTION 3

Purpose of Villa Assessments. The Villa Assessment levied by the Association shall be used exclusively for the maintenance, repair, improvement, V reconstruction, and replacement of landscaping located upon the Villa Lots in accordance with Article IX, Section 26 hereof (except landscaping located within a Landscape Easement which shall be maintained as a part of the Common Assessment). All costs of the Association incurred with regard to the foregoing shall be included within the Villa Assessment, it being the intention of the Declarant that the Owners of Standard Lots shall bear no cost and expense of the same.

ARTICLE V, SECTION 6

Fixing Villa Assessment. The Board of Directors of the Association shall be authorized to assess Members who own Villa Lots in such amounts as they shall determine necessary:

- (a) To maintain, repair, improve, reconstruct and replace any and all landscaping located on the Villa Lots in accordance with Article IX, Section 26 hereof, except for landscaping located within a Landscape Easement which shall be maintained as part of the Common Assessment; and
- (b) To otherwise achieve the purposes set forth in Section 3 above to be determined necessary or advisable by the Board of Directors.

The Villa Assessment shall be allocated among the Owners of Villa Lots only, including the Declarant, on the basis of Villa Lots owned by each Owner as a portion of the total Villa Lots held by all Owners. The Declarant shall have the option, however, while it is in control of the Association, to pay either assessments on a per Villa Lot basis or to be excused from payment of its share of the Villa Assessments related to its Villa Lot, and in lieu thereof, to pay any operating expenses incurred with regard to the Villa Assessment that exceed the Villa Assessments receivable from other Members and other income of the Association. The Villa Assessment, determined and allocated as set forth above, shall be fixed at such times, and shall be payable in such manner, as the Board may approve.

ARTICLE IX, SECTION 16

Exterior Maintenance- Villa Lots. The Association shall have the right, but not the duty, to provide all exterior maintenance to Villa Lots. The Association shall have the right to make reasonable repairs and perform reasonable maintenance in its sole discretion, after notice to an Owner of a Villa Lot to perform maintenance and failure by the Owner to perform said maintenance. The Owner of each Villa shall be responsible for all maintenance and repairs to the Villa, including routine cleaning and painting, roof repair and replacement. Any and all costs incurred by the Association in performing repairs and

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RECORDING FEES 27.00

maintenance under this Section shall be paid by shall be paid out by the Owner. Nothing contained herein shall obligate the Association to make repairs, including the replacement of roofs. The Association shall have the right to enter upon any Villa Lot for the purposes of providing exterior cleaning and painting as provided in this Section, and any such entry by the Association or its agents shall not be deemed a trespass. No prior notice shall be required.

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF COVENANTS & RESTRICTIONS  
LAUREL WOOD HOMEOWNERS ASSOCIATION OF OCALA, INC.**

The undersigned officers of Laurel Wood Homeowners Association of Ocala, Inc., the corporation in charge of the operation and control of Laurel Wood Homeowners Association of Ocala, Inc., according to the Declaration of Covenants & Restrictions thereof as recorded in Official Records Book 2450, Page 1401 et seq., of the Public Records of Marion County, Florida, hereby certify that the following attached amendments to the Declaration of Covenants & Restrictions were proposed and approved by majority vote of the Board of Directors at a board meeting held on May 25, 2010, and approved by vote of not less than two-thirds of the Lot owners at a membership meeting held on May 25, 2010. The undersigned further certify that the amendments were proposed and approved in accordance with the homeowner's association documentation and applicable law.

IN WITNESS WHEREOF, Laurel Wood Homeowners Association of Ocala, Inc. has caused this Certificate to be executed in its name on Sept. 28, 2010.

Witness

By: Wendy Throwe  
(name, typed or printed)

Witness  
Signature: Wendy Throwe

Witness

By: \_\_\_\_\_  
(name, typed or printed)

Witness  
Signature: \_\_\_\_\_

Laurel Wood Homeowners Association of  
Ocala, Inc.

By: Burus Wayne Argo  
Signature

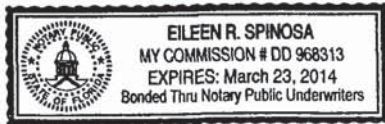
Burus Wayne Argo  
(name, typed or printed)  
President

ATTEST:  
By: Joseph R. Tourner  
Signature

Joseph R. Tourner  
(name, typed or printed)  
Secretary

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to or affirmed and signed before me on Sept 28, 2010 by Burus Wayne Argo (president, name of person making statement).



Eileen R. Spinosa  
(Signature of Notary Public- State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known  
Produced Identification  
Type of Identification Produced \_\_\_\_\_