

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR
EDGEWATER VILLAGE**

The Declaration of Protective Covenants and Restrictions for Edgewater Village recorded in O.R. Book 968, Page 835, Public Records of Highlands County, Florida, as Amended and Restated in O.R. Book 2620, Page 1772, Public Records of Highlands County, Florida, is hereby amended further as follows:

SECTION 1. USE RESTRICTIONS

SECTION 1, PARAGRAPH 12 shall be deleted and replaced with the following:

The owners of dwelling units may lease their unit subject to all of the restrictions under these Protective Covenants and Restrictions provided that the lease shall be for no less than 6 months and that evidence of this lease be furnished to the Corporation. The dwelling may be rented only as a single-family unit for adequate consideration comparable to other similar dwelling units in the Sebring area. All leases must be in writing and a copy of the lease agreement will promptly be provided to the Corporation upon request by the Corporation.

SECTION 3. MAINTENANCE, REPAIR AND INSURANCE:

SECTION 3, PARAGRAPH 9, the following shall be added:

Dwelling unit owners are required to maintain a homeowner's hazard insurance policy and shall furnish a written copy of the insurance policy to the Corporation upon request by the Corporation. Failure of a dwelling unit owner to produce a copy of said insurance policy within 30 days of request of the Corporation shall cause a \$10 per day assessment to accrue until the insurance policy is produced.


All other covenants and restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, The parties hereto have executed these Covenants this 31st day of May, 2023.

EDGEWATER VILLAGE HOMEOWNERS, INC.,
a Florida corporation not-for-profit

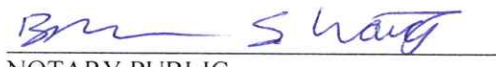
By 
Ed Chott, President

Attest :


Pat Laughren, Secretary

STATE OF FLORIDA
COUNTY OF HIGHLANDS

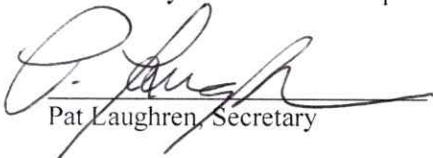
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 17th day of May 2023, by Ed Chott, the President of EDGEWATER VILLAGE HOMEOWNERS, INC., a Florida corporation not-for profit, and attested to by Pat Laughren, as its Secretary, on behalf of the corporation. I further certify that Ed Chott and Pat Laughren () produced identification, or () are personally known to me.


NOTARY PUBLIC
My commission expires: 5-20-25

**CERTIFICATE OF FIRST AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR
EDGEWATER VILLAGE**

Pat Laughren hereby certifies that she is the Secretary of Edgewater Village Homeowners, Inc., a not for profit corporation, and that the members of said Corporation duly adopted the foregoing amendment to said Declaration of Covenants and Restrictions, on the 28th day of March 2023; further, that approval was by a secret mail-in vote or more than the required two-thirds (2/3) of said members, the same being 47yeas and 3 nays, out of a total of 62 eligible votes.

Witness my hand and the Corporate Seal this 31st day of May, 2023.


Pat Laughren, Secretary