



This instrument prepared by and should be returned to:)
)
 Harry W. Carls, Esquire)
 TAYLOR & CARLS, P.A.)
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 Suite 105)
 Maitland, Florida 32751)
 (407) 660-1040)

INSTR 20050466057
 OR BK 08070 PG 1190 PGS=2
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 07/14/2005 12:27:03 PM
 REC FEE 18.50

**CERTIFICATE OF FIRST AMENDMENT
 TO THE DECLARATION OF COVENANTS
 AND RESTRICTIONS FOR
 MIRABELLA AT VIZCAYA PHASE III**

THIS IS TO CERTIFY THAT the following language amending Article SIX, Section 6.24 constitutes the First Amendment to the Declaration of Covenants and Restrictions for Mirabella at Vizcaya Phase III ("Declaration") which was originally recorded in Official Records (O.R.) Book 6653, Page 4882, of the Public Records of Orange County, Florida. This First Amendment was duly and properly adopted on November 17, 2004, pursuant to the provisions of Article 9, Section 9.5 of the Declaration which requires approval by not less than two-thirds (2/3) vote of the membership.

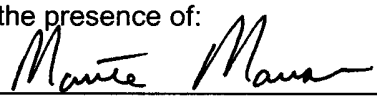
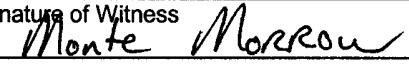
Article SIX, Section 6.24 is hereby amended to read as follows:

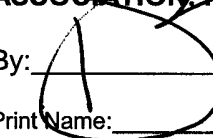
Section 6.24 Boat Docks. ~~No boat docks shall be permitted. Owners shall be prohibited from constructing any boat docks, mooring posts, floating docks or other structures along the shore of any lake or pond.~~

Section 6.24 Boat Docks. **Boat docks & boat hoists shall be permitted subject to the following conditions:**

- a) All governmental permits must be obtained if required.**
- b) Each lot is limited to one dock & one boat hoist.**
- c) All structures must be 10 feet from surveyed property lines & shall not extend into another homeowner's zoned or riparian property lines.**
- d) Material, components & construction must be aesthetic in appearance as determined by the Architectural Review Board. ARB approval is required. All docks must be made of wood materials. No aluminum docks are allowed.**
- e) The structure must be maintained to sustain its original appearance.**
- f) The HOA & ARB maintains the right to demand removal or improvement of any structure not in compliance with this covenant 6.24.**

Executed at Orlando (city), Orange County, Florida, on this the 5th day of July, 2005.

Signed and delivered in the presence of:

 Signature of Witness

 Print Name

MIRABELLA AT VIZCAYA HOMEOWNERS ASSOCIATION, INC., a Florida corporation
 By: 
 Print Name: Brian McDonald
 President

Elsie A Hodges
Signature of Witness

Elsie A Hodges
Print Name

Monte Morrow
Signature of Witness

Monte Morrow
Name

Elsie A Hodges
Signature of Witness

Elsie A Hodges
Print Name

Address: 8125 Via Rosa
Orlando, FL 32836

Attest: [Signature]

Print Name: Linda C. McDonald Print
Secretary

Address: 8125 Via Rosa
Orlando, FL 32836

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 5 day of JULY, 2005, by Brian McDonald and Linda McDonald who are personally known to me to be the President and Secretary, respectively, of **MIRABELLA AT VIZCAYA HOMEOWNERS ASSOCIATION, INC.** or have produced FL DL (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand in the County and State last aforesaid on this 5 day of July, 2005.



Preston Monte Morrow
Notary Public-State of Florida
Print Name: Preston Monte Morrow
Commission No.: _____
My Commission Expires: _____

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