

Prepared By and Return To:
THOMAS R. SLATEN, JR., ESQ.
LARSEN & ASSOCIATES, P.L.
300 S. Orange Avenue
Suite 1200
Orlando, FL 32801
(407) 841-6555



**FOURTH AMENDMENT TO THE DECLARATION
OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CLERMONT YACHT CLUB**

WHEREAS, CLERMONT YACHT CLUB HOMEOWNER'S ASSOCIATION, INC. (hereinafter "Association"), a Florida not-for-profit corporation, is the governing homeowners' Association pursuant to Chapter 720, Florida Statutes, for the real property which is subject to the Declaration of Easements, Covenants, Conditions and Restrictions for Clermont Yacht Club (hereinafter "Declaration") recorded at Official Records Book 1860, Page 1895, Public Records of Lake County, Florida, together with its Amendments recorded at Official Records Book 2311, Page 24, Public Records of Lake County, Florida, Official Records Book 3220, Page 1570, Public Records of Lake County, Florida and Official Records Book 3231, Page 2242, Public Records of Lake County, Florida.

WHEREAS, pursuant to Article XI, Section 2 of the Declaration, the Declaration may be amended during the first twenty (20) year period by a seventy-five percent (75%) vote of the Members.

WHEREAS, the Members representing at least seventy-five percent (75%) of the total Members of the Association approved amending the Declaration governing the Association at a duly noticed meeting of the Members held on April 17, 2012.

NOW, THEREFORE, pursuant to the amendment procedure set forth in said Declaration, the following amendments to the Declaration are hereby adopted.

1. Article I, Section (k) of the Declaration is hereby amended and shall read as follows:

(k). "Maintenance" shall mean and refer to, but shall not be limited to, the following: clean-up, landscaping and ground care, silt removal, chemical treatment and other services as related to the retention / detention ponds and drainage ditches, and the storm water management drainage system; common areas, sidewalks and rights of way; upkeep of landscaping decorative walls and the entry way features including signage; maintenance, repair or replacement of exteriors, including roofs, of all common area buildings, not including Residential Units and repair and all other functions incidental for the services of the Association. Notwithstanding the foregoing, the maintenance shall also include painting and caulking of the exterior of all

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Residential Units. Maintenance of Residential Units by the Association is limited to painting and caulking of building exteriors and the Association shall not be responsible to maintain any other portion of the Residential Units or Lots.

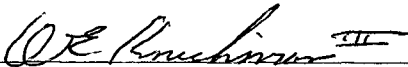
2. Article IV, Section 1., J. of the Declaration is hereby amended and shall read as follows:

J. Maintain, repair or replace the exterior, including roof, of any Common Area building within the Property, not including Residential Units. Notwithstanding the foregoing, the Association shall be responsible to paint and caulk the exterior portions of Residential Units but shall not be responsible for any other maintenance of Residential Units.

CERTIFICATE OF AMENDMENT

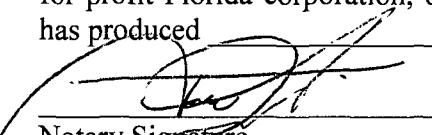
WE HEREBY CERTIFY that these Amendments to the Declaration were duly adopted by at least seventy-five (75%) of the Membership of the Association at a duly noticed meeting of the Members held on April 17, 2012.

Clermont Yacht Club Homeowner's Association, Inc.


Ed Knickman, III, President
c/o Sentry Management, Inc.
1645 East Highway 50, Suite 201
Clermont, FL 34711

STATE OF FLORIDA
COUNTY OF LAKE

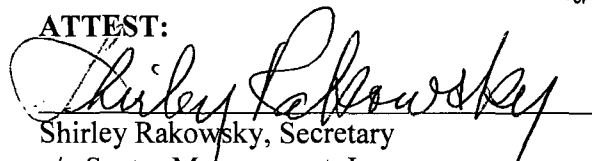
The foregoing instrument was acknowledged before me this 3 day of July, 2012, by Ed Knickman, III, as President of Clermont Yacht Club Homeowner's Association, Inc. a not-for-profit Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.


Notary Signature
Stamp or Seal:



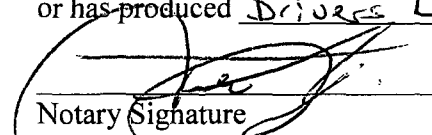
JOSEPH ARROYO
MY COMMISSION # DD 959341
EXPIRES: February 16, 2014
Bonded Thru Budget Notary Services

ATTEST:


Shirley Rakowsky, Secretary
c/o Sentry Management, Inc.
1645 East Highway 50, Suite 201
Clermont, FL 34711

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 3 day of July, 2012, by Shirley Rakowsky, as Secretary of Clermont Yacht Club Homeowner's Association, Inc., a not-for-profit Florida corporation, on behalf of the corporation, who is personally known to me or has produced Drives License as identification.


Notary Signature
Stamp or Seal:



JOSEPH ARROYO
MY COMMISSION # DD 959341
EXPIRES: February 16, 2014
Bonded Thru Budget Notary Services

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