

This instrument prepared by and should be returned to:)
Elizabeth A. Lanham-Patrie, Esquire)
Becker and Poliakoff, P.A.)
111 North Orange Ave.)
Suite 1400)
Orlando, Florida 32801)
407-8750955)

**CERTIFICATE OF FOURTH AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
BUENAVENTURA LAKES SUBDIVISION, UNIT 1, TRACT Q
AND TRACT R HOMES**

THIS IS TO CERTIFY that the following language amending Article IV, Section 3 constitutes the Fourth Amendment to the Declaration of Covenants and Restrictions Buenaventura Lakes Subdivision, Unit 1, Tract Q and Tract R Homes, the original of which is recorded at Official Records Book 539, Page 523, and amended pursuant to the amendments recorded at: Official Records Book 2743, Page 1016; Official Records Book 4645, Page 454; and Official Records Book 4792, Page 2341 all of the Public Records of Osceola County, Florida (hereinafter collectively referred to as the "Declaration"). This Fourth Amendment was duly and properly adopted by the Board at a Board Meeting held on May 4, 2022 and by the Members at the Annual Members' Meeting held on May 4, 2022, pursuant to Article VII, Section 2 of the Second Amendment to the Declaration.

Article IV, Section 3 is hereby amended as follows:

ARTICLE IV—COMMON AREA

...

Section 3: Extent of Owner's Easements. The Owner's easements of enjoyment created hereby shall be subject to the following:

[No change to Paragraph A]

B. With respect to all other property comprising the Common Area, the Owner's easements of enjoyment shall be subject to the rights of the Association as follows:

1. To establish reasonable rules for usage of Common Area facilities;
2. To suspend the voting rights and the right of an Owner to use Common Area facilities for any period during which any fee, fine, or other monetary obligation due to the Association assessment levied against his Living Unit remains unpaid for more than ninety (90) days ~~thirty (30) days after notice~~, and for a period not to exceed sixty (60) days for any infraction of the Book of

Additions to text are indicated by underline; deletions by ~~strikeout~~.

Resolutions;

3. To mortgage any or all of said facilities for the purposes of improvement or repair pursuant to approval of two-thirds (2/3) of the votes of the Owners who are voting in person or by proxy at a regular meeting of the Association or at a meeting duly called for such special purpose.

EXECUTED at 4 Lake Villa Way KISSIMEE (City), Osceola County, Florida, on this the 25 day of May, 2022.

WITNESSES:

LAKE VILLAS Q AND R HOMEOWNERS ASSOCIATION, INC.

[Signature]
Print Name: Wilfredo Rodriguez

By: [Signature]
Print Name: JUAN J CURET
President

[Signature]
Print Name: ARACELIA MOWJARDON

Attest: [Signature]
Print Name: Hillary R. Hernandez

[Signature]
Print Name: Lourdes M. Walker

[Signature]
Print Name: Minetta Garay

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Osceola

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization this 25 day of May, 2022, by Juan J. Curet and Hillary R. Hernandez who are personally known to me to be the President and Secretary, respectively, of **LAKE VILLAS Q AND R HOMEOWNERS' ASSOCIATION, INC.**, or have produced _____ (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 and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 25 day of May, 2022.

[Signature]
Notary Public-State of Florida
Print Name: Lourdes M. Walker

Commission No.: HH 219474
My Commission Expires: 04/22/2026

Additions to text are indicated by underline; deletions by ~~strikeout~~.

