

THIS INSTRUMENT PREPARED BY  
AND RETURNED TO:  
JOHN H. EVANS, ESQUIRE  
1702 South Washington Avenue  
Titusville, Florida 32780

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR WINDOVER FARMS, UNIT III TO PROVIDE LIMITED  
ANNEXATION OF LOTS**

WHEREAS, Windover Farms, Inc., a Florida Corporation, here after referred to as “Declarant” in the Declarant for the Declaration of Covenants, Conditions and Restrictions for Windover Farms Unit III as recorded in Official Records Book 2225 Page 450-465 Public Records of Brevard County, Florida, (“Windover III Restrictions”) and

WHEREAS, pursuant to Amendment to Declaration of Covenants, Conditions and Restrictions for Unit III, as recorded in Official Records Book 2431, Page 0716 Public Records of Brevard County, Florida, Article X, Section 2, the Declarant has the unilateral right to amend the Windover II restrictions provided it is for the purpose of adding additional properties to the provisions of the Declarations and

WHEREAS, Windover Farms Community Association, Inc., (“The Association”) by and through the Declarant desires to allow Owners of lots within the following subdivisions to voluntarily become members of The Association.

Windover Farms Unit I - Plat Book 24, Page 89  
Windover Farms Unit II - Plat Book 25, Page 24  
Windover Farms Unit IIA - Plat Book 25, Page 82  
The Hills Unit I - Plat Book 25, Page 102  
All of the Public Records of Brevard County, Florida.

NOW THEREFORE, Windover Farms, Inc. , pursuant to the terms and conditions of the Declaration of Covenants and Restrictions for Windover Farms Unit III, as recorded in Official Records Book 2225, Page 0450 Public Records of Brevard County, Florida, as from time to time amended, (Windover Farms Unit III Restrictions) hereby amends and expands said Declaration as follows.

- 1 . Annexation of Additional Properties. Any of the lot owners within the following described subdivisions may voluntarily submit their lots to the lien of the Windover Farms Unit III, Restrictions upon the signing and recording upon the Public Records of Brevard County, Florida, the consent form attached hereto as “Exhibit A.”

Windover Farms Unit I - Plat Book 24, Page 89  
Windover Farms Unit II - Plat Book 25, Page 24  
Windover Farms Unit IIA - Plat Book 25, Page 82  
The Hills Unit I - Plat Book 25, Page 102  
(Additional Properties)  
All of the Public Records of Brevard County, Florida

2. Conditions to Annexation

The following terms and conditions shall apply to those lot owners within the Additional Properties who voluntarily annex their lots into the Windover Farms Unit III, restrictions.

- A. Only the following paragraphs of the Windover Farms Unit III restrictions as amended shall apply to lots which are annexed into the Windover Farms Unit III restrictions:
  - 1. Article I - Definitions
  - 2. Article II - Property Rights
  - 3. Article III - Windover Farms Unit III Community Association, Inc.
  - 4. Article IV - Covenant for Maintenance Assessments
  - 5. Article IX - Long Lake Recreation Area and;
  - 6. Article X - General Provisions
  
- B. No further amendments to the provisions of the Windover Farm Unit III restrictions will affect lots which are annexed into the Windover Farm Unit III restrictions, pursuant to this agreement, without the express written consent of the annexing lot owner.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

WINDOVER FARMS, INC.

\_\_\_\_\_  
\_\_\_\_\_  
Printed Witness Name

By: \_\_\_\_\_  
\_\_\_\_\_ as, \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Printed Witness Name

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this\_\_\_\_ day of April, 2003, by \_\_\_\_\_ as, \_\_\_\_\_ of WINDOVER FARMS, INC., who is\_\_\_\_ personally known to me or who\_\_\_\_ produced \_\_\_\_\_ as identification.

[SEAL)

\_\_\_\_\_  
Notary Signature

\\JENNY-COMPAQ\SharedDocs\Jenny\Windover Farms Community Assoc - 7911\Amendment 4-4-03-sf.doc

THIS INSTRUMENT PREPARED BY  
AND RETURNED TO:  
JOHN H. EVANS, ESQUIRE  
1702 South Washington Avenue  
Titusville, Florida 32780

**CONSENT TO BE SUBJECT TO PORTIONS OF  
THE WINDOVER FARMS UNIT III DEED RESTRICTIONS**

**WINDOVER FARMS UNIT I**

THE UNDERSIGNED owners of lot \_\_\_\_, Windover Farms Unit I Subdivision, Plat Book 24, Page 89 Public Records of Brevard County hereby submits their lot to the lien of the Windover Farms Unit III Subdivision pursuant to the terms and conditions of that certain Amendment to Declaration of Conditions and Restrictions for Windover Farms Unit III to Provided for Limited Annexation of Lots, as recorded in Official Records Book \_\_\_\_\_ Page \_\_\_\_, Public Records of Brevard County, Florida.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
\_\_\_\_\_

Printed Witness Name

\_\_\_\_\_  
\_\_\_\_\_

Address

\_\_\_\_\_  
\_\_\_\_\_

Printed Witness Name

\_\_\_\_\_  
\_\_\_\_\_

Printed Witness Name

\_\_\_\_\_  
\_\_\_\_\_

Address

\_\_\_\_\_  
\_\_\_\_\_

Printed Witness Name

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this \_\_\_ day of April, 2003, by \_\_\_\_\_, who is \_\_\_ personally known to me or who \_\_\_ produced Driver's license as identification.

[SEAL]

\_\_\_\_\_  
Notary Signature

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this \_\_\_ day of April, 2003, by \_\_\_\_\_, who is personally known to me or who \_\_\_ produced Driver's license as identification.

[SEAL]

\_\_\_\_\_  
Notary Signature

\\JENNY-COMPAQ\SharedDocs\Jenny\WindoverFarms Community Assoc - 7911\Consent Unit 1-4-4-03-sf.doc