

PREPARED BY AND RETURN TO:
THOMAS R. SLATEN, JR.
LARSEN & ASSOCIATES, P.A.
300 S. Orange Avenue, Suite 1575
Orlando, FL 32801
(407) 841-6555

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS AND RESTRICTIONS OF INTERNATIONAL BASS LAKE RESORT
HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the Amended and Restated Declaration of Covenants and Restrictions of International Bass lake Resort Homeowners' Association, Inc. (hereinafter the "Declaration") was recorded at Official Records Book 07742, Pages 0001-0392, Public Records of Polk County, Florida;

WHEREAS, Article XI, Section 2 of the Declaration permits 2/3 of the Members voting in person or by proxy at a meeting where a quorum is present to amend the Declaration;

WHEREAS, the Members held a duly noticed meeting on March 22, 2018 at which a quorum of the Members was present in person or by proxy;

WHEREAS, at least 2/3 of the Members present in person or by proxy at the March 22, 2018 meeting approved amending the Declaration as stated below;

NOW, THEREFORE Articles I and VII of the Declaration are hereby amended as follows:

ARTICLE 1
DEFINITIONS

The following words and terms when used in this Declaration (unless the context shall clearly indicate otherwise) shall have the following meanings:

H. "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. It shall require consistent and regular maintenance of the Community's real and personal property in which the property and their improvements, including the Lots and Dwellings, are kept in good working order and maintained in a clean and attractive manner free of damage, stains, mold, and dirty appearance. This Standard further requires Lot Owners to comply with all applicable government laws, codes, and rules as well as the covenants and restrictions contained in this Declaration and any

architectural guidelines and reasonable rules and regulations adopted by the Board of Directors. Such standard may be more specifically determined by the Board and the Architectural Review Committee (as defined in Article VII, Section 2).

ARTICLE VII **ARCHITECTURAL CONTROL**

Section 2. Architectural Review Committee. There is hereby established an Architectural Review Committee (“ARC”) which shall have exclusive jurisdiction over all construction and alterations on any portion of the Lots on the Properties, and installation of manufactured homes, and whose duties, powers and responsibilities shall be as follows:

A. The ARC shall consist of three (3) or more persons designated by the Board of Directors.

B. The ARC shall have the right of specific approval or veto of all architectural, engineering, platting, planning and landscaping aspects of any improvement or development of individual Dwellings or buildings as well as the general plan for development of any individual Lot ~~or subdivision, tract or parcel of land within the Properties~~. All construction and development within the Properties is subject to local governmental control; however, the ARC may, in its sole discretion, impose standards of architectural and landscape design, or the general plan for development, which standards are greater or more stringent than standards prescribed in applicable building, zoning, and planning or other local governmental codes. Exterior paint and vinyl siding colors shall only be “earth tones” and must be approved by the ARC.

Section 4. Appeal of ARC Denial. Any Owner whose architectural application has been denied by the ARC may appeal the denial to the Board of Directors if the Owner submits their appeal in writing to the Board of Directors within 30 days of the date the ARC denies the Owner’s application. The Board may approve an appeal form. Upon receipt of a written appeal the Board of Directors shall hold a meeting within 30 days and uphold or overturn the ARC’s denial. The Board of Directors shall notify the Owner in writing of its decision.

I HEREBY CERTIFY that this First Amendment to the Amended and Restated Declaration of Covenants and Restrictions of International Bass Lake Resort Homeowners' Association, Inc. was adopted by at least 2/3 of the Members at a duly noticed meeting of the Members held on March 22, 2018 at which a quorum of the Members was present in person or by proxy. The amendment to Article I, Section H was approved by a vote of 100 for and 41 against. The amendment to Article VII, Section 2, and the addition of Section 4, were approved by a vote of 105 for and 54 against.

INTERNATIONAL BASS LAKE RESORT HOMEOWNERS' ASSOCIATION, INC.

By: John Lathwell
John Lathwell, President
2180 West SR 4343, Ste 5000
Longwood, FL 32779

WITNESSES
Susan Carter
Witness Signature
Print Name: Susan Carter

N. Guerrero
Witness Signature
Print Name: NICOLE GUERRERO

Attest: Doreen Blits
Doreen Blits, Secretary
2180 West SR 434, Ste 5000
Longwood, FL 32779

**STATE OF FLORIDA
COUNTY OF POLK**

I HEREBY CERTIFY that on this day before me personally appeared John Lathwell and Doreen Blits, who are personally know to me or who produced FL DL L340408404200 and _____ as identification, and to be the person(s) described in and who executed the foregoing instrument.

Witness my hand and official seal this 4 day of April, 2018.

N. Guerrero
Notary Signature
Notary Stamp or Seal:

