

*This Instrument was Prepared by, and After Recording Return to:*  
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**FIRST AMENDMENT  
TO  
CORRECTED DEED RESTRICTIONS  
FOR  
WASHINGTON ESTATES**

THIS FIRST AMENDMENT TO CORRECTED DEED RESTRICTIONS FOR WASHINGTON ESTATES ("Amendment") is made this 7<sup>th</sup> day of June, 2013 by EASTERN-WESTERN VENTURES, INC., a Florida corporation ("Developer"), whose address is 608 North Parsons Avenue, Brandon, Florida 33510 and the undersigned owner(s) of the Lot specified below ("Additional Party").

**RECITALS**

A. This is an amendment to the Corrected Deed Restrictions for WASHINGTON ESTATES, recorded May 30, 2007, in Official Records Book 7304, pages 558 – 562, Public Records of Polk County, Florida ("Declaration"). The Declaration replaced and superseded the Protective Covenants and Deed Restrictions for Washington Estates recorded March 26, 2007, in Official Records Book 7224, pages 340 – 345, Public Records of Polk County, Florida.

B. The Declaration encumbers and is with respect to Washington Estates, a Subdivision according to the plat thereof recorded in Plat Book 144, pages 23 and 24, Public Records of Polk County, Florida (referred to in this Amendment as either as "Property" or "Subdivision").

C. All of the terms which are defined in the Declaration and which are used in this Amendment shall have the meanings ascribed to such terms as set forth in the Declaration, except to the extent modified or amended by this Amendment.

D. Paragraph 24 of the Declaration provides that the Declaration may be amended by the decision of not less than seventy-five percent (75%) of the owners of the Lots (10 Lots). The Developer and the Additional Party, together own not less than 10 Lots and are signing this Amendment to evidence their decision and approval to amend the Declaration as set forth below.

NOW, THEREFORE, taking into consideration the foregoing recitals, and as provided for in paragraph 24 of the Declaration, the Declaration is amended in the following respects:

1. The recitals set forth above are accurate and are incorporated into and made a part of this Amendment by this reference.

2. Paragraph 3 of the Declaration is deleted in its entirety and the following is substituted:

“3. The minimum floor area for dwellings constructed in the Subdivision is 1,600 square feet of living area. Any dwelling containing less than 2,000 square feet of living area must have a side entry garage which may be an external or internal (courtyard) entry or may have a rear entry garage. All computations of floor area shall be measured by outside dimension and shall only include the air conditioned living area, exclusive of screened or unscreened porches, covered or uncovered sidewalks, breezeway, porches, garages and carports.”

3. The following additional sentence is added at the end of paragraph 17 of the Declaration:

“However, T-111 may be used in the rear of a dwelling provided that it is not visible from any street in the subdivision.

4. Except as amended by this Amendment, the Declaration remains in full force and effect.

SIGNED the day and year first above written.

Signed in the presence of the following two witnesses:

EASTERN-WESTERN VENTURES, INC.

By: Richard C. Bennett  
Richard C. Bennett, President

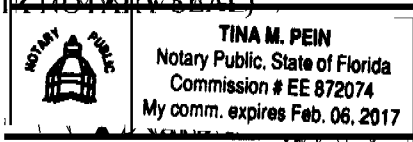
Print Name: Jana Daulton

Print Name: Allen Delacruz

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 7th day of JUNE, 2013 by Richard C. Bennett, President of EASTERN-WESTERN VENTURES, INC., a Florida corporation, on behalf of said corporation, who is  personally known to me or who has  produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



Tina M. Pein  
NOTARY PUBLIC, State at Large  
Print Name: Tina M. Pein  
My commission expires: FEB 06 2017

SIGNED the day and year first above written.

Signed in the presence of the following two witnesses:

[Signature]  
Print Name: Alicia Santa,  
[Signature]  
Print Name: Hilary Reed

[Signature]  
Print Name: Carlos Tejera  
\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Owners of Lot # 4

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2013 by Carlos Tejera and \_\_\_\_\_, who are  personally known to me or who have  produced FLID as identification.

(AFFIX NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, State at Large  
Print Name: Tina M. Pein  
My commission expires: FEB 6<sup>th</sup> 2017

