

This instrument was prepared by
and should be returned to:
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Orlando, Florida 32801

**SEVENTH AMENDMENT TO THE
DECLARATION OF COVENANTS FOR GRANDE OAKS**

THIS SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS FOR GRANDE OAKS ("Amendment") is made and entered into this 11th day of JUNE, 2019, by HEATHROW OAKS, LLC, a Delaware Limited Liability Company ("Declarant").

WITNESSETH

WHEREAS, the Grande Oaks at Heathrow Association, Inc., is governed by that certain Declaration of Covenants For Grande Oaks recorded on October 12, 2006 at Official Records Book 6444, Page 693, as amended by that certain First Amendment to Declaration for Grande Oaks recorded on July 25, 2008 at Official Records Book 7037, Page 263, that certain Second Amendment to Declaration for Grande Oaks recorded on January 8, 2014 at Official Records Book 8190, Page 1745, that certain Third Amendment to Declaration for Grande Oaks recorded on November 24, 2014 at Official Records Book 8371, Page 664, that certain Fourth Amendment to the Declaration of Grande Oaks recorded on March 11, 2015, at Official Records Book 8428, Page 437, that certain Fifth Amendment to the Declaration for Grande Oaks recorded on August 28, 2015, at Official Records Book 8536, Page 781, that certain additional Fifth Amendment to the Declaration for Grande Oaks recorded on May 30, 2017, at Official Records Book 8922, Page 310, and that certain Sixth Amendment to the Declaration for Grande Oaks recorded on February 23, 2016, at Official Records Book 8637, Page 1948, all of which are recorded in the Public Record, s of Seminole County, Florida (collectively referred to as the "Declaration"); and

WHEREAS, pursuant to Section 4.3 of the Declaration, Declarant has the right to amend the Declaration without the joinder or consent of any person or entity whatsoever; and

WHEREAS, the Declarant is desirous of restating prior amendments to the Declaration and amending certain other provisions of Declaration.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Definitions.** Unless otherwise expressly set forth in this Amendment, capitalized terms appearing in this Amendment shall have the meanings ascribed to those terms by the Declaration.

3. **Amendments.**

(a) **Section 4.4** of the Declaration is hereby amended with the following insertions and ~~deletions~~:

4.4 Amendments After the Turnover Date. After the Turnover Date, but subject to the general restrictions on amendments set forth above, this Declaration may be amended with the approval of (i)

sixty six and two-thirds percent (66%%) of the Board; and (ii) ~~seventy five percent (75%)~~ sixty percent (60%) of all of the votes present (in person or by proxy) at a duly noticed meeting of the members of Association in which there is a quorum.

4. **Construction.** To the extent that the terms, covenants and conditions of this Amendment are inconsistent with the terms of the Declaration, the terms, covenants and conditions of this Amendment shall control. In all other respects, the terms, covenants and conditions of the Declaration shall remain in full force and effect and unchanged in any manner.

5. **Headings.** The paragraph headings have been inserted for convenience and reference only, and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

6. **Severability.** Invalidation of any of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances, by judgment or court order, shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the foregoing has been adopted in accordance with the Declaration and executed by the Declarant on the day and year first above written.

Signature: Carol M. Duchscher

Print Name: CAROL DUCHSCHER

Mark Blaves

By: MARK BLAVES
as the AUTHORIZED SIGNOR of The Kolter Group, LLC,
as the Manager of Heathrow Oaks, LLC

Signature: Dana Christine Olsen

Print Name: Dana Christine Olsen

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 17th day of June 2019, by Mark Blaves as the _____ of The Kolter Group, LLC, as the Manager of Heathrow Oaks, LLC who is personally known to me or who produced a Drivers License as identification and did take oath.

Carol M. Duchscher
Notary Public CAROL M. DUCHSCHER
My Commission Expires: 5/21/2021

