



CFM 2014020216  
Bk 4569 Pgs 325-328 (4 Pgs)  
DATE: 02/12/2014 10:23:37 AM  
ARMANDO RAMIREZ, CLERK OF COURT  
OSCEOLA COUNTY  
RECORDING FEES \$35.50

**PREPARED BY AND RETURN TO:**

Christian F. O’Ryan, Esq.  
Pennington, P.A.  
2701 N. Rocky Point Drive, Suite 900  
Tampa, Florida 33607

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**FIRST AMENDMENT TO  
COMMUNITY DECLARATION FOR BELLA TRAE**

THIS FIRST AMENDMENT TO COMMUNITY DECLARATION FOR BELLA TRAE (this "**First Amendment**") is made by PULTE HOME CORPORATION, a Michigan corporation ("**Pulte**" or the "**Declarant**") and joined in by BELLA TRAE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit ("**Association**."

RECITALS

A. Pulte is the "Declarant" pursuant to that certain Community Declaration for Bella Trae recorded in OR Book 3119, Page 1678, of the Public Records of Osceola County, Florida (the "**Declaration**").

B. Article X, Section 3 of the Declaration provides that, prior to Turnover, the Declarant may amend the Declaration without the approval or consent of any person or entity.

C. Turnover has not occurred.

NOW THEREFORE, the Declarant hereby amends the Declaration as set forth herein.

Words in the text which are lined through (-----) indicate deletions from the present text; words in the text which are double-underlined indicate additions to the present text.

1. The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. In the event that there is a conflict between this First Amendment and the Declaration, this First Amendment shall control. Whenever possible, this First Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Article XIV, Section 1 of the Declaration is hereby amended as follows:

Section 1. Neighborhood Designation. Each Dwelling within BELLA TRAE shall be located within a Neighborhood. This Declaration or a Supplemental Declaration submitting additional property to this Declaration shall designate the property submitted thereby to a Neighborhood (by name, tract, or other identifying designation), which Neighborhood may be then existing or newly created. So long as it has the right to subject additional property to this Declaration, the Declarant may unilaterally amend this Declaration or any Supplemental Declaration to redesignate Neighborhood boundaries; provided, two or more existing Neighborhoods shall not be combined without the consent of Owners of more than fifty percent (50%) of the Voting Interests in the affected Neighborhoods. The following Neighborhoods are hereby designated by this Declaration:

(a) Promenades at Bella Trae, a Condominium, created pursuant to the Declaration of Condominium for Promenades at Bella Trae recorded in the Public Records of Osceola County (the "Promenades Neighborhood").

(b) Mandalay at Bella Trae, a Condominium, created pursuant to the Declaration of Condominium for ~~Promenades~~ Mandalay at Bella Trae recorded in the Public Records of Osceola County (the "Mandalay Neighborhood").

(c) Ventura at Bella Trae, a Condominium, created pursuant to the Declaration of Condominium for ~~Promenades~~ Ventura at Bella Trae recorded in the Public Records of Osceola County (the "~~Mandalay~~ Ventura Neighborhood").

(d) Promenades Two at Bella Trae, a Condominium, created pursuant to the Declaration of Condominium for Promenades Two at Bella Trae recorded in the Public Records of Osceola County (the "Promenades Two Neighborhood").

4. This First Amendment shall be a covenant running with the land.

[Signatures on the Following Page]


IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this First Amendment to be executed by its duly authorized representative as of this 21 day of January, 2013. 14

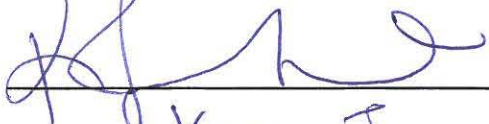
WITNESSES:

“DECLARANT”

PULTE HOME CORPORATION, a Michigan corporation

  
\_\_\_\_\_  
Print Name: Eric J Keane

By:   
\_\_\_\_\_  
Name: Dan Fitzpatrick  
Title: VP Finance  
Date: 1/21/14


  
\_\_\_\_\_  
Print Name: Karen Janczek

[Corporate Seal]

STATE OF FLORIDA )  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me this 21 day of January, 2013, by Dan Fitzpatrick, as Vice President Finance of PULTE HOME CORPORATION, a Michigan corporation. He [is personally known to me] [has produced \_\_\_\_\_ as identification].



  
\_\_\_\_\_  
Notary Public  
Print Name: Cori Ragusa  
My Commission Expires: October 22, 2017

[Signatures Continue on the Following Page]

**JOINDER**

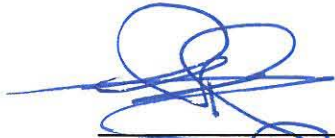
BELLA TRAE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit (the "**Association**") does hereby join in the First Amendment to the COMMUNITY DECLARATION FOR BELLA TRAE (this "**First Amendment**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association agrees that this Joinder is for convenience purposes only and does not apply to the effectiveness of the First Amendment as the Association has no right to approve the First Amendment.

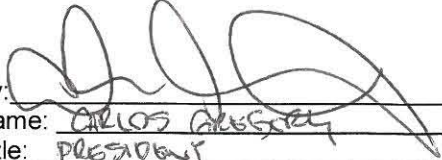
IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 21<sup>st</sup> day of JANUARY, 2018

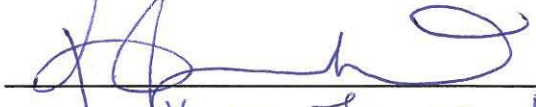
**WITNESSES:**

**"ASSOCIATION"**

BELLA TRAE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit

  
\_\_\_\_\_  
Print Name: Karen Janeczek

By:   
\_\_\_\_\_  
Name: CARLOS GREGORY  
Title: PRESIDENT  
Date: 1/21/2018

  
\_\_\_\_\_  
Print Name: Karen Janeczek

[Corporate Seal]

STATE OF FLORIDA )  
COUNTY OF Orange )

The foregoing was acknowledged before me this 22<sup>nd</sup> day of January, 2018, by Carlos Gregory as President of BELLA TRAE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification on behalf of the corporation.

Cori Ragusa  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large  
Print name: Cori Ragusa

My commission expires: October 22, 2017

