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CUMMINS & NAILOS PA.

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GROVES AT BAYTREE HOMEOWNERS ASSOC I
4209 ABACO DR
TAVARES FL 32778



SIXTH AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
GROVES AT BAYTREE

This Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Groves at Baytree is made and entered into this 31 day of MAY, 2011.

WITNESSETH:

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Groves at Baytree were recorded February 8, 2000 in Official Records Book 1792, Page 2154, Public Records of Lake County, Florida; with various amendments thereto, all of which are hereinafter referred to as "Covenants";

WHEREAS, Developer now owns more than twenty (20%) percent of the Lots approved for the Groves at Baytree, therefore, pursuant to the authority of Section 4 of Article VIII of the Covenants, Developer has the authority to amend the Covenants.

NOW, THEREFORE, the above Declaration of Covenants, Conditions and Restrictions for Groves at Baytree are hereby amended as follows:

1. Section 7, Article IV, is amended to add the following sentence:

Developer shall pay the monthly assessment for units owned by Developer and rented to third parties.

2. Article VI of the Covenants is amended by adding the following Section 24:

Section 24. Unit Construction. Siding for a unit shall match existing siding for units in the development. Construction utilizing exposed concrete block, painted concrete block is not allowed, nor is wood siding. Roof shingles on units shall match existing shingles in color and dimension. Upgraded roofs are allowed, including concrete, clay tile and metal roofings. The minimum roof slope shall be 5 on 12. All units shall have garages wide enough to house two (2) cars. The heated and cooled living

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area of a unit must contain a minimum of 1000 square feet. The total minimum square footage of a unit must be 1400 square feet. Exterior unit colors must be earth-toned or match the original colors of the existing units in the development.

IN WITNESS WHEREOF, the undersigned, being the Developer, has hereunto set its their hand and seal this 31 day of MAY, 2011.

Witnesses:

UNITED PARTNERS GROUP, LTD., a Florida limited partnership

Joan T. Halvorsen
Witness Signature

By: Harold Holland Development, Inc., a Florida Corporation, Its General Partner

JOAN T. HALVORSEN
Printed Witness Name

By: Harold F. Holland
HAROLD F. HOLLAND, President

Laura Towne
Witness Signature
LAURA TOWNE
Printed Witness Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 31 day of MAY, 2011, by HAROLD F. HOLLAND, as President of Harold Holland Development, Inc., a Florida corporation, as General Partner of United Partners Group, Ltd., a Florida limited partnership, and who

is personally know to me; or

produced Florida driver's license as identification.

Joan T. Halvorsen
Notary Public Signature

My commission expires: 8-16-12

CUMMINS/CAROL GROVE AM106

