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 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
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Prepared by and return to:

John B. Shoemaker
 61 West Colonial Drive
 Orlando, Florida 32801



FIRST AMENDMENT TO DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS FOR PROVIDENCE

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROVIDENCE (the "First Amendment") is made this 22ND day of December, 2004, by T.C.A. Development Company, whose address is P.O. Box 607098, Orlando, Florida 32860-7098, ("Declarant").

WHEREAS, pursuant to Article XIII of the Declaration, the Declarant has the right to amend the Declaration;

THEREFORE, THE FOLLOWING ADDITIONS AND DELETIONS ARE HEREBY MADE TO THE Declaration of Covenants, Conditions and Restrictions for Providence RECORDED ON March 6, 2002 at OR Book 6472, Page 1027, of the public records of Orange County, Florida, ("Declaration"):

1. Article XI, Section 18(1), (2) and (3), Fences and Walls. This section is amended as follows:

Section 18. Except for walls, if any, constructed by Declarant, there shall be no fence or wall permitted on any Lot unless it meets the requirements below and has been approved by the ARB as to size, material, color, location, etc. Landscape buffers may be required on the outside of any fences and walls by the ARB. All wood fences must be installed with the posts and supports on the inside. Except as provided below, fences shall be either four feet six inches (4'6"), or six 6 feet (6') in height. Fences shall be constructed out of white vinyl or black wrought iron or aluminum. No fence or wall may be constructed in the following areas:

*fence
vinyl or
aluminum*

(1) Between the street along the front of the Dwelling (the "Front Street") and a straight line being the extensions of the surface of the furthest set back portion of the front side of the Dwelling to each of the two side lot lines except that fences may be permitted within three (3') feet of the sidewalk to define public and private space, provided such fence is no higher than three (3') feet six (6") inches in height and made of ~~decorative wrought iron or wood pickets~~ white vinyl; or

(2) Between the street facing a side of the Dwelling (the "Side Street") and a straight line being the extension of the surface of furthest set back portion of the side of the Dwelling to the side or rear lot line (as the case may be), except that fences may be permitted within three (3) feet of the sidewalk to define public and private space, provided such fence is no

higher than three (3') feet six (6") inches in height and made of decorative wrought iron or wood pickets white vinyl;

(3) Any drainage easement area shown on any plat of the Property.

Notwithstanding anything herein to the contrary, so long as Declarant or builders designated by Declarant maintain any model homes within the Property, they shall have the right to fence all or any part of any Lots being used for parking for the term of such use.

2. Article XI, Section 7, Vehicles: The following sentence will be added to this Section: No overnight parking is allowed on the street without permission from the Board of Directors of Providence Neighborhood Association, Inc.

3. Article XIII, Amendment, of the Declaration shall be amended as follows: The holders of at least two-thirds (2/3) of the votes in the Association (without regard to class) may change or amend any provision hereof either (1) by executing a written instrument in recordable form setting forth such amendment, or (2) by causing a certified copy of a duly adopted resolution of the Owners to be prepared, and having the same duly recorded in the Public Records of Seminole Orange County. A proposed amendment may be initiated by Declarant, the Association, or petition signed by ten percent (10%) of the Owners. If a proposed amendment is to be adopted by vote, a written copy of the proposed amendment shall be furnished to each Owner at least thirty (30) days but not more than ninety (90) days prior to the meeting to discuss the proposed amendment. If adopted by vote, the affirmative vote required for adoption shall be two-thirds (2/3) of the votes of the Members (without regard to class) cast in person or by proxy at a meeting duly called, and the recorded certificate shall contain a recitation that notice was given as above set forth and said recitation shall be conclusive as to all parties, and all parties of any nature whatsoever shall have full right to rely upon said recitation in such recorded certificate. The amendment shall be effective upon recordation of the executed amendment, or the certified copy of the duly adopted resolution, among the Public Records of Seminole Orange County.

Any amendment to this Declaration which would alter the Surface Water Management System for the Property beyond maintenance in its original condition, including the water management portions of the Common Property, must have the prior approval of the District. Notwithstanding any provisions hereof to the contrary, the Declarant may, at its sole discretion and without consent being required of anyone, modify, amend, or repeal this Declaration at any time prior to the closing of the sale of the first Lot, provided said amendment modification, or repeal is in writing and properly recorded in Seminole Orange County, Florida.

Declarant further reserves, prior to the closing of the sales of all of the Property, all rights which may be necessary to deal with the Property, including the right to vacate, amend, or modify the plat of subdivision.

4. All other provisions of the recorded Declaration shall remain the same.

NO on-
Street
Parking
2/3 to
Amend

Words that are underscored are additions to the text.
Words that are stricken out are deletions to the text.

Sylvia Faniel
Witness
Sylvia Faniel
Print Name
[Signature]
Witness
TERESA SUTTON
Print Name

T.C.A. DEVELOPMENT COMPANY

By: [Signature]
John B. Shoemaker
Its: Vice President

P.O. Box 607098
Orlando, Florida 32860-7098

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22 day of December, 2004, by John B. Shoemaker as Vice President of T.C.A. Development Company on behalf of the corporation. Said person did not take an oath and is personally known to me or produced a driver=s license (issued by a state of the United States within the last five (5) years) as identification or produced other identification, to wit:

Sylvia F. Faniel
Notary Public
Sylvia F. Faniel
Print Name:

My commission expires:

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