



AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR

Hamrick Estates

THIS Amendment to the Declaration of Easements, Covenants, Conditions, and Restrictions for Hamrick Estates Homeowners' Association (hereinafter "Declaration") is made this 15 th day of August 2024, by Wekiva Pointe, LLC, hereinafter "Declarant", pursuant to Article II, Section 2, of the aforementioned Declaration, recorded under document number 20210600950 of the public records of Orange County, Florida, which empowers the Declarant to unilaterally amend the Declaration for the purpose of removing any portion of the property without notice and without consent of any person or entity other than the owner of the portion of the property to be withdrawn; provided, however, no such withdrawal may impair access to any lot.

WITNESSETH:

Whereas, the Declarant desires to convey certain portions of common area to the City of Apopka; and

Whereas, the Property to be sold is a portion of "Tract E" which is designated as an open space and buffer area which does not affect the ability of any lot owner to access his/her lot; and

Whereas, the subject property is still titled in the name of Wekiva Pointe, LLC.

NOW, THEREFORE, the legal description of the Declaration is hereby amended to remove the following real property from any encumbrance or use restriction contained within the Declaration, to wit:

Commence at the Southwest corner of Section 21-20-28, as recorded in the public records of Orange County, Florida; thence South 89°45'32" East, a distance of 126.24 feet along the Southern line of said Section to 40.00 feet of the Southeast corner of Parcel ID: 20-20-28-3465-00-005; said point being the Point of Beginning; thence North 00°08'57" East, a distance of 100.00 feet; thence South 89°45'32" East, a distance of 40.00 feet; thence South 00°09'20" West, a distance of 100.00 feet; thence North 89°45'32" West, a distance of 40.00 feet.

Signed, Sealed, and delivered, on the date first listed above, in the presence of:

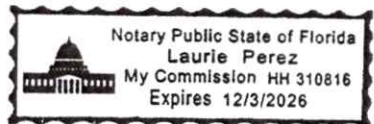
Cynthia Perez
Witness
Laurie Perez
Witness
301 E. Pine Street Suite 1400
Orlando, FL 32801

Robert Wallen
Robert Wallen, Manager
Wekiva Pointe, LLC
Declarant

State of Florida
County of Orange

Before me, on the date first written above, personally appeared the above styled parties and being personally known to me or having produced valid identification did set his/her hand and seal.

Laurie Perez
Notary Public



State of FLORIDA, County of ORANGE
I hereby certify that this is a true copy of
the document as reflected in the Official Records
PHIL DIAMOND, COUNTY COMPTROLLER
BY: DAZN, D.C.
DATED: 2/22/24





Prepared By/Return To:
Christopher Wright, Esq.
13050 Moss Park Ridge Dr.
Orlando, FL 32832

Limited Warranty Deed

This indenture made this 17th day of January, 2024, between Wekiva Pointe, LLC, Grantor, and Hamrick Estates Homeowners Association, Inc., Grantee.

Witnesseth that the said grantor, for and in consideration of the sum of ten dollars (\$10) and other good and valuable consideration to the said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and the grantee's heirs and assigns forever, the following described land, situate, lying, and being in Orange County, Florida, to wit:

All of Tracts A, B, C, D, F, G, H, I, and J, Hamrick Estates, according to the plat thereof, as recorded in plat book 106, page 144 of the public records of Orange County, Florida.

All of Tract E, less the following portion thereof: Commence at the Southwest corner of Section 21-20-28, as recorded in the public records of Orange County, Florida; thence South 89°45'32" East, a distance of 126.24 feet along the Southern line of said Section to 40.00 feet of the Southeast corner of Parcel ID: 20-20-28-3465-00-005; said point being the Point of Beginning; thence North 00°08'57" East, a distance of 100.00 feet; thence South 89°45'32" East, a distance of 40.00 feet; thence South 00°09'20" West, a distance of 100.00 feet; thence North 89°45'32" West, a distance of 40.00 feet.

Further, the grantor fully warrants the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Sandi Cikanfaglione
Witness: Sandi Cikanfaglione
301 E. PRAE ST., Orlando FL 32801

Laurie Perez
Witness: LAURIE PEREZ
301 E. PRAE STREET STE. 1400
Orlando, FL 32801
State of Florida
County of Orange

Robert Wallen
Wekiva Pointe, LLC
MANAGER
Title

Acknowledged before me this 17th day of January, 2024 by

Robert Wallen
who is personally known to me or has produced valid identification.

My Commission Expires:



Laurie Perez
Notary Public

State of FLORIDA, County of ORANGE
I hereby certify that this is a true copy of
the document as reflected in the Official Records
PHIL DIAMOND, COUNTY COMPTROLLER
BY: JAZZ D.C.
DATED: 2/22/24

