

July 31, 2020

TO: Waterford Lakes Homeowners
FR: Ken Zook, General Manager, WLCA
RE: House Cleaning Amendment for our Documents

Good Afternoon Everyone,

WLCA is asking the Voting Members to approve a proposed "Fifth Amendment to Amended and Restated Declaration of Master Covenants, Conditions and restrictions of Waterford Lakes" (the "Proposed Fifth Amendment").

Here is the background. The current version of the WLCA Declaration is actually a set of five separate documents -- the 1991 Declaration plus four amendment documents. As an update improvement, the board asked WLCA's attorneys to create a single document that includes all the amendments.

While working on that project, WLCA's attorneys discovered that the list of neighborhoods in the 1991 Declaration did not include all current neighborhoods within WLCA. The Proposed Fifth Amendment adds ALL the properties by their legal description to the current list.

If the Proposed Fifth Amendment is approved it will be recorded in the public records of Orange County, after which WLCA's attorneys can compile a "Second Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes". The new document would not need to be voted upon because all of its contents have already been approved by those previous amendments. Once that compiled document is recorded, WLCA would have a single document to reflect all current provisions in the WLCA Declaration making the resale process easier for the seller, the buyer and title companies as well as our residents when needing to reference the document.

One Document is enclosed:

- Proposed Fifth Amendment to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of Waterford Lakes (8 pages)

Amendments to the Declaration require the affirmative vote of 75% of represented owners, so it is extremely important that all neighborhoods try to be represented at the meeting in person or by proxy. The President of the neighborhood will be asked to complete a **proxy** and mail back to the Community Office. The Voting Member Meeting to vote on this amendment is scheduled for August 22, 2020 at 11:00 A.M. at the WLCA Office, 453 Mark Twain Blvd. Orlando, Florida 32828.

Should you have any questions about the amendment, please reach out to your respective Neighborhood President for assistance.

Warmest Waterford Regards,

Ken Zook, LCAM, PCAM