

Prepared by and to be returned to:

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**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR MIRROR LAKE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIRROR LAKE (the “**Amendment**”) is made this ____ day of _____ 2026, by **MIRROR LAKE DEVELOPMENT, LLC**, a Florida limited liability company (“**Developer**”), whose mailing address is 1115 Orange Arbour Trail #415 Ocoee, Florida 34761.

WITNESSETH:

WHEREAS, on March 10, 2025, the Developer recorded a Declaration of Covenants, Conditions and Restrictions of Mirror Lake in O.R. Book 6488, Page 6488 Public Records of Lake County, Florida (“**Declaration**”); and

WHEREAS, pursuant to Article XV, Section 15.3 of the Declaration, Developer reserved the right to amend the Declaration, without the consent or joinder of any person; and

WHEREAS, Developer is currently the Class B Member, Turnover has not occurred, and Developer desires to amend the Declaration to add additional restrictions required by the City of Clermont.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated herein by reference. Capitalized terms which are not defined in this Amendment shall have their meaning as defined in the Declaration unless the context herein requires otherwise.
2. **Amendment**. Words in the text below which are underlined indicate additions to the existing text. Words in the text which are ~~stricken~~ are hereby deleted from the existing text.

Article X, USE RESTRICTIONS

10.8 Trees. Each Lot owner is subject to planting street trees, at the Lot Owners’ sole expense, as required by the applicable City of Clermont tree mitigation plan specifications which

will be provided to the Lot owner under separate cover. Such tree plantings, along with any incremental removal of existing trees shall be subject to the City of Clermont Code Section 123-102 (d)(3) and any other applicable code. In order to document the compliance with this requirement, the Association shall be required to keep written documentation of the number of replaced trees on each Lot showing the type and number of inches in order to track the overall inch count for purposes of the City tree mitigation plan. Except by the Developer, trees measuring six (6) inches or more in diameter at three (3) feet or more above ground level shall not be cut or removed without the prior written consent of the Architectural Committee; provided, however, trees located within six (6) feet of a Residence as approved by the Architectural Committee may be removed without prior approval. More restrictive arbor ordinances or environmental laws promulgated by the City of Clermont or Lake County shall control in the event of conflict herewith. There shall be no removal of trees or Lot clearing, other than clearing of underbrush, until the Architectural Committee has approved in writing a general, conceptual landscape plan that designates those existing trees to be retained and preserved on the Lot. No removal or substantial pruning of any tree located in any Common Area shall occur without the prior written consent of the City or Lake County. Removal of trees may be subject to municipal codes and, prior to removal of any trees, Lot Owners shall contact the appropriate municipality regarding its procedures.

3. **Operation**. Nothing contained in this Amendment shall be construed to alter, affect, or impair the charge or encumbrance, or otherwise diminish the operation or effect of those terms and provisions of the Declaration which were not expressly and specifically changed, amended or modified hereby.

4. **Effective Date**. This Amendment shall take effect upon recordation in the Public Records of Hillsborough County, Florida.

[signature page follows]

IN WITNESS WHEREOF, Developer has caused these presents to be executed in its name on the day and year first above written.

Signed, sealed and delivered
in our presence:

**MIRROR LAKE
DEVELOPMENT, LLC,**
a Florida limited liability company

Witness Name:
Print: _____
Address: _____

By: _____
Mark Dias, Manager

Witness Name:
Print: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2026, by Mark Dias, as Manager of Mirror Lake, LLC, a Florida limited liability company, on behalf of the company. He [] is personally known to me or [] has provided _____ as identification.

(Notary Seal)

NOTARY PUBLIC
My Commission Expires: