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June 19, 2004

Board of Directors
Casa Park Villas of Tusawilla
Homeowners Association, Inc.
c/o Kim Fowler, LCAM
Central Florida Community Mgmt
266 Wilshire Blvd., Suite 110
Casselberry, FL 32707

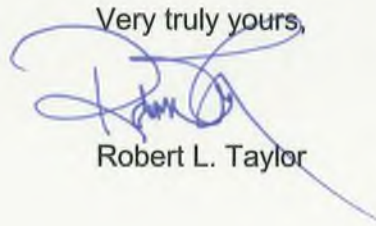
**Re: Certificate of Fourth Amendment to the Declaration of Covenants and
Restrictions for Casa Park Villas**

Dear Members of the Board:

Enclosed please find the original recorded Certificate of Fourth Amendment to the Declaration of Covenants and Restrictions for Casa Park Villas. This document was recorded in the Public Records of Seminole County, Florida on June 14, 2004 at Official Records Book 5346, Page 0258. Please keep this original with the corporate records of the Association. We have retained a copy for our file.

Should you have any questions, please do not hesitate to contact my office.

Very truly yours,



Robert L. Taylor

/trw
Enclosure

Casa01 ltr83

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05346 PGS 0258-0261
CLERK'S # 2004092576
RECORDED 06/14/2004 04:29:00 PM
RECORDING FEES 35.50
RECORDED BY S O'Kelley

This instrument prepared by and)
should be returned to:)

Robert L. Taylor, Esquire)
TAYLOR & CARLS, P.A.)
850 Concourse Parkway South)
Suite 105)
Maitland, Florida 32751)
407-660-1040)



**CERTIFICATE OF FOURTH AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
CASA PARK VILLAS**

THIS IS TO CERTIFY that the following language amending Article VII, Section 13 constitutes the Fourth Amendment to the "Declaration of Covenants and Restrictions for Casa Park Villas" as recorded in Official Records Book 1515, Page 1957 and as amended at Official Records Book 1547, Page 1342; Official Records Book 1576, Page 0816; and Official Records Book 2940, Page 0031, all of the Public Records of Seminole County, Florida. This Fourth Amendment was duly and properly adopted pursuant to the provisions of Article X, Section 5 of the Declaration, by at least a 66 2/3% vote of the members on April 29, 2004, to wit:

**ARTICLE VII
CERTAIN RULES AND REGULATIONS**

Section 13. PARKING / ENFORCEMENT:

A. WHERE PERMITTED:

Parking is permitted only on those portions of the Common Areas specifically designated and intended for that purpose. Such designation may be by parallel white lines and/or appropriate marking of the parking space or spaces by the unit number. No other portion of the Common Areas, including but not limited to the area on the street in front of, and on the grass beside, the dumpster enclosures or any other grassy areas, may be used for parking purposes.

Residents of Casa Park Villas must park in those spaces assigned to them by the Association or in the guest parking at the pool. Guests of Casa Park Villas residents may park in their hosts' unused, designated space, or in the guest parking at the pool. Residents or guests parking in any space other than their designated spaces or in the pool guest spaces are in violation of these rules and regulations.

No on-street parking shall be permitted.

Motorcycles may not be parked on the patios. Motorcycles may be parked

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parallel to the sidewalk in front of your car, in your designated parking spaces. Kick stands must be supported on a metal or wooden plate to prevent damage to the pavement.

B. PROHIBITED VEHICLES:

i. Those vehicles prohibited:

The following vehicles are prohibited, and except for the limited exceptions listed below, shall not be permitted to be parked or to be stored at any place on The Properties:

1. Commercial trucks and vehicles as described below,
2. Campers,
3. Boats,
4. Boat trailers,
5. Mobile homes,
6. Motorhomes,
7. House trailers and trailers of every other description,
8. Recreational vehicles,
9. Horse trailers and horse vans,
10. Motor vehicles without a proper tag,
11. Motor vehicles without a current registration,
12. Motor vehicles which cannot operate on its own power,
13. Motor vehicles which leak fluids onto the Properties, thereby causing damage.

ii. Definition of commercial trucks and vehicles:

For purposes of this rule, the term "commercial trucks and vehicles" shall include but not be limited to all vehicles with exposed business lettering, work equipment, or materials.

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iii. Exceptions to this rule:

This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up and delivery and other commercial services, nor to vans for personal use which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time).

In addition, this prohibition of parking shall also not apply to any marked law enforcement vehicle owned or leased by the State Highway Patrol, any Florida County Sheriff's Office or any Municipal Police Department or to any marked Municipal Fire Department passenger vehicle owned or leased by any Municipal Fire Department so long as the driver of such vehicle is a resident of Casa Park and so long as such vehicle is appropriately marked as a law enforcement or fire department vehicle (i.e. colors and wording) and is equipped with lights, sirens and other apparatuses typically found on such marked law enforcement and fire department vehicles. It is the specific intent of this provision to only permit marked law enforcement and fire department vehicles due to the health and safety benefits provided thereby and this exception is not intended to apply to any other law enforcement, fire or emergency vehicles.

C. ENFORCEMENT OF PARKING PROHIBITIONS:

Any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. If a vehicle, which has been posted, is removed but returns onto Casa Park Villas property after the 24 hour notice period has expired, no new notice must be given prior to the towing of the same. In addition, if a vehicle, which has been noticed, is moved or removed and returned during the 24 hour period, the vehicle will be considered to be remaining in violation and no new notice must be given. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, an affidavit of the person posting such notice stating that it was properly posted shall be conclusive evidence of proper posting. This enforcement procedure is cumulative to all other enforcement procedures available to the Association.

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Executed at 1394 Ayerswood Ct ^{Winter Springs FL 32708}, Seminole County, Florida, on this the 28th day of May, 2004.

Signed, sealed and delivered in the presence of:

CASA PARK VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC.

C. Smith
Signature of Witness

By: Carrie Coursin
President

Courtney Smith
Print Name

Print Name: Carrie Coursin

Mark F Coursin
Signature of Witness

Address: 1394 Ayerswood Ct

Mark F Coursin
Print Name

Winter Springs FL 32708

C. Smith
Signature of Witness

Attest: Caroline Perkins
Secretary

Courtney Smith
Print Name

Print Name: CAROLINE PERKINS

Mark F Coursin
Signature of Witness

Address: 1002 Casa Park Ct I

Mark F Coursin
Print Name

Winter Springs FL 32708

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of May, 2004, by Carrie Coursin and Caroline Perkins who are personally known to me to be the President and Secretary, respectively, of CASA PARK VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., or have produced _____

(type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 28th day of May, 2004.

Teresa Guthrie
Notary Public-State of Florida
Print Name: Teresa Guthrie
Commission No.: _____
My Commission Expires: _____

