

1 agreement entered into by the same on February 2, 1998, is hereby supplemented and
2 amended to include the uses of Single-Family Residential and Multifamily Residential.

3 **SECTION 2 Conflicts.**

4 All prior entitlements and amendments under prior agreements are vested and remain in
5 full effect.

6 **SECTION 3 Severability.**

7 If any section, sentence, clause, phrase or word of this Ordinance is for any reason held,
8 or declared to be unconstitutional, inoperative or void, such holding or invalidity shall
9 not affect the remaining portions of this ordinance; and it shall be construed to have
10 been the Town Commission's intent to pass this Ordinance without such
11 unconstitutional, invalid or inoperative part therein; and the remainder of this
12 Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid,
13 as if such parts had not been included herein; or if this Ordinance or any provisions
14 thereof shall be held inapplicable to any person, groups of persons, property, kind of
15 property, circumstances or set of circumstances, such holding shall not affect the
16 applicability thereof to any other person, property or circumstances.

17 **SECTION 4 Effective Date.**

18 This ordinance shall become effective upon adoption.

19 **PASSED AND ORDAINED this 19TH day of October, 2020** in the regular session of the Town
20 Commission of the Town of Lady Lake, Lake County, Florida, upon the Second and Final
21 Reading.

22 Town of Lady Lake, Florida

23 _____
24 Jim Richards, Mayor

25 Attest:

26 _____
27 Kristen Kollgaard, Town Clerk

28 Approved as to form:

29 _____
30 Derek Schroth, Town Attorney

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SECOND SUPPLEMENTAL AGREEMENT

THIS SECOND SUPPLEMENTAL AGREEMENT (“Second Supplemental Agreement”) is dated this ___ day of _____, 2020, between **THE VILLAGES OPERATING COMPANY** (the “Villages”) and **THE TOWN OF LADY LAKE, FLORIDA** (the “Town”).

RECITALS

1. On October 2, 1995, the Town and The Villages, Lazy B Cattle Venture, Ltd, First Bank of The Villages, and the District entered into a Memorandum of Agreement (“Agreement”), which is recorded in Official Records Book 1393, Page 849, Public Records of Lake County, Florida.

2. The Agreement was entered into by the parties for the purposes of developing the land described in the plant of the Villages Center Subdivision recorded in Plat Book 33, Page 92, Public Records of Lake County, Florida (the “Village Center Subdivision”).

3. Certain provisions within the Agreement were clarified by that Agreement (Clarification Agreement) dated February 2, 1998 and recorded in Official Records Book 1804, Page 2035, Public Records of Lake County, Florida.

4. The Villages Operating Company (the “Owner”) owns certain real property within a portion of the Village Center Subdivision, which property is depicted and legally described in Exhibit A (hereinafter “Building Areas”).

5. The Building Areas are within the Villages Center Downtown which is an urban downtown area served by shared infrastructure and shared dedicated parking.

6. The Town and Owner, pursuant to the Town’s Land Development Regulations, desire to enter into this Second Supplemental Agreement to supplement the Regulations as they apply to the Building Areas and amend the permitted uses within the Building Areas.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree and follows:

1. As to the Building Areas, this Second Supplemental Agreement supplements the Regulations as they apply to the Village Center Downtown.

2. **Permitted Uses within Building Areas described in Exhibit A:** Single-family residential, multi-family residential, commercial, and any use permitted in a Public Facilities District under Chapter 5, Section 4(q) of the Town’s Land Development Regulations, is permitted for Building Areas except for those uses expressly prohibited in the Agreement.

IN WITNESS WHEREOF, the parties have executed this Second Supplemental Agreement the day and year first above written.

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Town of Lady Lake, Florida

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Jim Richards, Mayor

4 Attest:

5

Kristen Kollgaard, Town Clerk

7 Approved as to form:

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Derek Schroth, Town Attorney

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The Villages Operating Company

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Martin L. Dzuro, Vice President

13 Witness:

14

Printed Name:

16 Witness:

17

Printed Name:

19 **STATE OF FLORIDA**

20 **COUNTY OF LAKE**

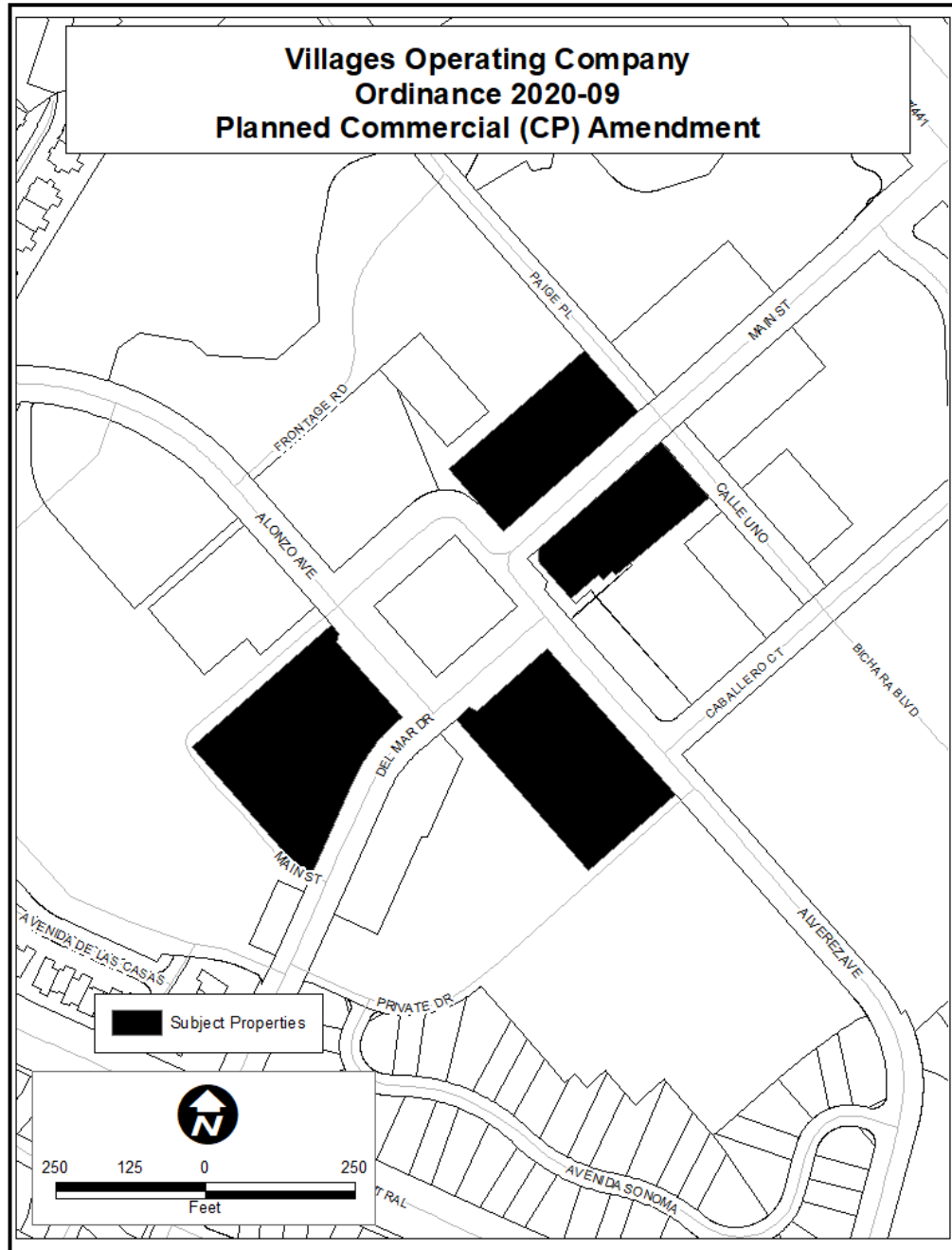
21 The foregoing instrument was acknowledged before me by means of _____ physical
22 presence or _____ online notarization, this ____ day of _____, 2020 by Martin L.
23 Dzuro, as Vice President of The Villages Operating Company, who is personally known to
24 me or who has produced _____ as identification.

25

Notary Public Signature

27 My Commission Expires (Seal):

- 1
 - 2
 - 3
 - 4
- EXHIBIT "A"**
- BUILDING AREAS 2, 7, 12 AND 14 OF VILLAGE CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 72 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



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