

GRAY | ROBINSON
ATTORNEYS AT LAW

ORIGINAL

SUITE 1400
301 EAST PINE STREET (32801)
P.O. Box 3068
ORLANDO, FL 32802-3068
TEL 407-843-8880
FAX 407-244-5690
gray-robinson.com

CLERMONT
FORT LAUDERDALE
JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
ORLANDO
TALLAHASSEE
AMPA
06 SEP 11 AM 7:22

W. Christopher Browder

407-244-5648
CBROWDER@GRAY-ROBINSON.COM

August 30, 2006

VIA U.S. MAIL

Blanca S. Bayo, Director
Division of the Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

Re: Docket No. 030682-WS - Dual application by Zellwood Station Co-Op, Inc. for transfer of portion of water and wastewater facilities to City of Apopka, for transfer of remaining facilities to Zellwood Station Community Association, Inc., and request for cancellation of Certificate Nos. 602-W and 518-S.

RECEIVED-FPSC
06 SEP - 1 AM 9:43
COMMISSION CLERK

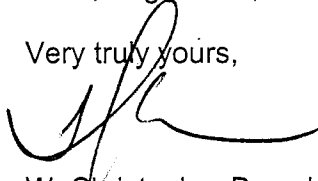
Dear Ms. Bayo:

Enclosed please find one (1) original and four (4) copies of the following documents are attached to this correspondence for filing in support of the Dual Application for Transfer in the above referenced Docket:

- MP _____
- OM _____
- TR _____
- CR _____
- CL _____
- PC _____
- CA _____
- CR _____
- GA _____
- EC 1
- JTH _____

1. Certified Copy of Amendment 1 to Homeowner's Association Declaration of Covenants, Restrictions and Easements (Recorded in Orange County, Florida, O.R. Book 08835, Page 1660, on 8/29/06).

Very truly yours,



W. Christopher Browder, Esquire
Gray|Robinson, P.A.

WCB/ed
cc: Ms. Patricia L. Brady, Florida Public Service Commission
Mr. John Hunter, Zellwood Station Co-Op
Ms. Karen McMican, Zellwood Station Co-Op
Thomas A. Cloud, Esquire
(all w/out encls.)

DOCUMENT NUMBER-DATE

08014 SEP-18

FPSC-COMMISSION CLERK



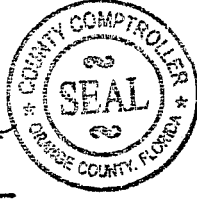
INSTR 20060573187
 OR BK 08835 PG 1660 PGS=2
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 08/29/2006 03:07:10 PM
 REC FEE 18.50

This instrument prepared by and return to:

W. Christopher Browder., Esq.
 GrayRobinson, P.A.
 301 East Pine Street, Suite 1400
 Orlando, Florida 32801
 (407) 843-8880



State of FLORIDA, County of ORANGE
 I hereby certify that this is a true copy of
 the document as reflected in the Official Records.
 MARTHA O. HAYNIE, COUNTY COMPTROLLER
 By: [Signature]
 Deputy Comptroller
 Dated: AUG 29 2006



**AMENDMENT 1 TO HOMEOWNER'S ASSOCIATION DECLARATION
 OF COVENANTS, RESTRICTIONS AND EASEMENTS**

THIS Amendment 1 ("Amendment") is made this 28 day of August, 2006, by **ZELLWOOD STATION CO-OP, INC.**, a Florida corporation, whose mailing address is 2126 Spillman Drive, Zellwood, Florida 32798 ("Zellwood") as successor to the Cayman Development Corporation under the Homeowner's Association Declaration of Covenants, Restrictions and Easements dated July 25, 1979 and recorded in the Official Records of Orange County at Book 3034, Page 1491 (the "Covenants").

RECITALS:

- A. Zellwood is the successor to the Cayman Development Corporation as the developer under the Covenants.
- B. Zellwood, pursuant to its powers as developer under the Covenants, has deemed it necessary to amend the Covenants to provide certain clarifications needed to allow the proper operation and administration of the water and wastewater utilities within Zellwood Station.

NOW, THEREFORE, Zellwood amends the Covenants as follows:

- 1. Article I, Section 24 shall be amended to read as follows:

"Owner" shall mean and refer to the person or persons or other legal entity or entities, including the Developer, holding record fee simple title to any Lot, including sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation. Where a Lot is leased by the Owner for 99 years to a lessee and such lessee is required to establish an account for utility services from the Association in lessees name, the lessee shall be deemed to have the Owner's proxy on all matters addressed by the Association as long as the lease remains in good standing. Where a Lot is leased by the Owner for other than 99 years to a lessee and such lessee is required to establish an account for utility services from the Association in lessees name, the lessee shall be deemed to have the Owner's proxy on all matters related to the operation of the utility system by the Association as long as the lease remains in good standing and the utility service account remains open. For purposes of Article X only, unless the context otherwise requires, Owner shall also include the family, invitees, licensees and lessees of any Owner.

- 2. All other terms and conditions of the Covenants shall remain unchanged.

IN WITNESS WHEREOF, Zellwood has executed this Amendment on the day and year first written above written.

Signed, sealed and delivered in the presence of:

Zellwood Station Co-Op, Inc., a Florida corporation

John G Hunter
Signature

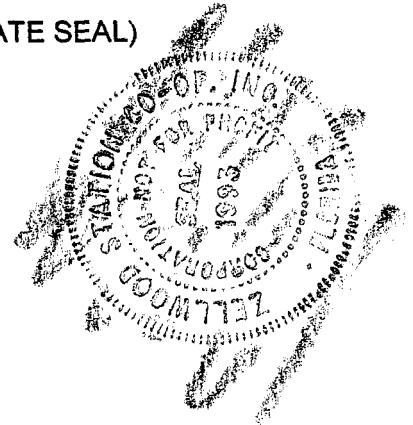
Robert Thomson

JOHN G HUNTER
Print Name

By: Robert Thomson
Its: President
(CORPORATE SEAL)

[Signature]
Signature

Theresa R Hastings
Print Name



STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28 day of August, 2006 by Robert Thomson, President of Zellwood Station Co-Op, Inc, a Florida corporation, on behalf of the company. He is [] personally known to me or [] produced _____ as identification.

Karen F McMican
Notary Public, State of Florida
Name: KAREN F McMican
Notary Commission No.: 2-9-09
My Commission Expires: 02/09/2009
(NOTARY SEAL)

