

Prepared By:
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Pensacola, FL 32502

**CERTIFICATE OF FIRST AMENDMENT AND FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, AND
ASSESSMENTS FOR CHARLESTON PLACE**

STATE OF FLORIDA
COUNTY OF OKALOOSA

CHARLESTON PLACE HOMEOWNERS ASSOCIATION OF OKALOOSA COUNTY, INC., a Florida not-for-profit corporation ("**Association**"), by and through its undersigned officer, certifies that,

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, Easements, and Assessments for Charleston Place, dated December 4, 2020, was recorded on December 18, 2020, in Official Records Book 3513, Page 891 of the public records of Okaloosa County, Florida (the "**Declaration**"); and

WHEREAS, in accordance with Article VIII, Section 8.2 of the Declaration, the Declaration may be amended by the Declarant so long as it owns at least one (1) Lot; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby amends the Declaration as follows:¹

Article V, Section 5.1 is hereby amended to read as follows:

5.1 Single Family Residential Use. No building, Structure, or improvement shall be constructed, erected, altered, placed or permitted to remain on any of the Lots within the Subdivision other than single family dwellings and appurtenances; provided however, that a shed may be erected, maintained or used on any Property within the Subdivision, provided that such erection, maintenance and use has been approved by the ARC. As permitted by the Declaration, the Board of Directors may promulgate rules defining a "single family", and to prohibit occupancy by certain types of felons who have not had their civil rights restored and registered sex offenders.

Article V, Section 5.9, subparagraph (a) is hereby amended to read as follows:

5.9 Temporary Buildings and Building Materials.

¹ Underlined words are being added; stricken words are being deleted.

(a) No ~~shed~~, tent or temporary Structure and/or building shall be erected, maintained or used on any Property within the Subdivision; provided however, that temporary buildings for use and used for a reasonable time only for purposes incidental to the initial construction of dwellings on any Property may be erected, maintained and used, provided that such erection, maintenance and use has been approved by ARC and provided further that said temporary buildings shall be promptly removed upon the completion of such construction work. A shed may be erected, maintained and used on any Property within the Subdivision, provided that such erection, maintenance and use has been approved by the ARC.

WHEREAS, all provisions of the Declaration not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the Association hereby certifies the foregoing First Amendment to the Declaration was duly adopted and that the Association has caused this First Amendment to be executed by its President, this 4th day of February, 2022.

WITNESSES:

Allison Reamey
Print Name: Allison Reamey

**CHARLESTON PLACE
HOMEOWNERS ASSOCIATION OF
OKALOOSA COUNTY, INC.,**
a Florida not-for-profit corporation

Dan D. Bose
Print Name: Dan D. Bose

Chad Willard
Chad Willard, President

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 4th day of February, 2022, by Chad Willard as President of Charleston Place Homeowners Association of Okaloosa County, Inc., a Florida not-for-profit corporation.



Christina Helton
NOTARY PUBLIC
Print Name: Christina Helton

Personally OR
Produced Identification: Type of Identification Produced _____