

Prepared by:
John "Jay" A. Fraiser, Esq.
McDonald Fleming Moorhead
127 Palafox Place, Suite 500
Pensacola, FL 32502

**CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR GRANDE OAKS FARM – 1ST ADDITION PHASE I**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Grande Oaks Farm – 1st Addition Phase 1 was recorded on June 9, 2005 in Official Records Book 5656, at Page 1443 *et. seq.* of the public records of Escambia County ("**Declaration**"), and

WHEREAS, Grande Oaks Farm – 1st Addition Homeowners Association, Inc. ("**Association**"), a Florida not-for-profit, by and through its undersigned officer; desires to amend certain provisions of Article I and Article III of the Declaration; and

WHEREAS, Article XI, Section 11.6 (c) provides that the Declaration may be amended with the consent of Owners of 50% or more of the Lots as evidenced by recording an instrument executed by said Owners in the Public Records, provided that no such amendment will be effective without the consent of the Declarant, or its assigns, until Declarant and its affiliates own no Lots within Grande Oaks Farm – 1st Addition Phase 1; and

WHEREAS, the requisite number of owners have approved this Amendment to the Declaration; and

WHEREAS, the Declarant has approved of this Amendment to the Declaration; and

WHEREAS, the Association records this Amendment to the Declaration certifying that the requisite number of owners and the Declarant have approved of this Amendment at a duly noticed membership meeting held on April 28, 2019. The foregoing recitals shall be incorporated into this amendment and provisions of the Declaration not specifically amended or supplemented by this document shall remain in full force and effect and shall not be affected hereby.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declaration is amended as follows¹:

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

Article I, Section 1.6 is hereby amended to read as follows:

Section 4. "Common Property" means those tracts of land that are (i) deeded to the Association or designated in the deed as Common Property, (ii) labeled as a Common Area or Private Parcel on the Plat, (**excluding** the property identified on the Plat as "Existing Lake Private Parcel B" and hereafter referred to as the "Lake") or (iii) dedicated to the Association on the Plat. Moreover, **only** those Owners which own lots abutting the Lake will have access to the Lake. The term "Common Property" also means any personal property appurtenant to any real property owned by the Association or acquired by the Association if the personal property is designated as such in the bill of sale or other instrument conveying it. "Common Property" does not mean any area that is (i) dedicated in the plat to Escambia Count or other party other than the Association, or (ii) sold to the Association. Additionally, while the common entrance area on either side of Grande Oaks Drive through Grande Oaks subdivision is not Common Property, the Association will pay for or reimburse to the Grande Oaks Homeowners Association, Inc. for ~~sixty percent (60%)~~ fifty percent (50%) of all direct expenses incurred in the installation, maintenance, replacement and upkeep of the common areas situated adjacent to Grande Oaks Drive, which is a common entrance for both Grande Oaks subdivision and Grande Oaks Farm – 1st Addition Phase I. In the event any property serves, is used by or benefits the Owner of Lots in Grande Oaks Farm – 1st Addition Phase I, upon the tender of a deed to such property by Declarant or Declarant's successors or assigns, the Association shall accept delivery of such deed.

Article III, Section 3.4(q) is hereby amended to read as follows:

- (q) Miscellaneous.
 - (i) Overhang of all eaves shall be a minimum of sixteen (16) inches except gables, which shall be a minimum of twelve (12) inches;
 - (ii) All fascia shall be constructed with two (2) inches x ~~six (6)~~ ten (10) inches material with a two (2) piece step down;
 - (iii) All exterior walls will be on a minimum of a nine (9) foot base; and
 - (iv) All foundations shall be a block stem wall foundation minimum of three (3) blocks, twenty-four (24) inches in height.

[end of text]

IN WITNESS WHEREOF, the Association hereby certifies the foregoing Amendment to the Declaration was duly adopted and that the Association has caused this Amendment to be executed by its President, this 28th day of April, 2019.

Witnesses:

Kristi Baugh
Print Name: Kristi Baugh

Cindy Hayes
Print Name: Cindy Hayes

Kevin Windham
Kevin Windham, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of April, 2019, by Kevin Windham as President of Grande Oaks Farm - 1st Addition Homeowners Association, Inc.

Dawn R. Wilson
NOTARY PUBLIC
Print Name: Dawn R. Wilson

Personally Known
OR
 Produced Identification
Type of Identification Produced _____

