

erecord 378455 RECORDED IN THE RECORDS OF Brent X. Thurmond, Clerk of the Circuit Court Wakulla CO FL
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Prepared by and return to:
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**FIRST AMENDMENT TO DECLARATION OF
RESTRICTIVE COVENANTS OF CHADWICK
ESTATES SUBDIVISION – PHASE 1**

This First Amendment to the Restrictive Covenants of Chadwick Estates Subdivision-Phase 1 is made this 24 day of April, 2020, by **Chadwick Estates of Wakulla County, LLC** (“Declarant”).

WHEREAS, Declarant recorded that certain Declaration of Restrictive Covenants of Chadwick Estates Subdivision-Phase 1 on April 22, 2020, in Official Records Book 1147, Page 751 of the Public Records in Wakulla County Florida (the “Restrictions”) and

WHEREAS, Declarant wishes to amend the Covenants to include a landscape buffer for certain lots.

NOW THEREFORE, Pursuant to the Declarant’s authority under Article IX, Section 5, the Declarant hereby amends the Restrictions as follows:

A. The following provision is added to Article VI – Use Restrictions:

Section 10. “Vegetative Buffer Area” shall mean the easternmost fifteen feet (15’) of Lots 28, 29, 30, 31, 32, 33, and 34, Block “D,” Chadwick Estates Phase 1. The Vegetative Buffer Area is further delineated on the Plat of Chadwick Estates Phase 1. The removal or destruction of trees larger than eight inches (8”) in diameter, shrubs, or other vegetation is prohibited in the Vegetative Buffer Area. The removal or destruction of the following are exempt from this provision: underbrush, trees smaller than eight inches (8”) in diameter, nuisance, invasive, exotic, or nonnative species or removal of plants or trees required by Wakulla County. In addition, no permanent structures are allowed in the Vegetative Buffer Area. The Association shall have the authority to enforce this provision pursuant to Article IX of the Restrictions.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals on the day and year first above-written.

Signed, sealed and delivered
in the presence of:

**CHADWICK ESTATES OF
WAKULLA COUNTY, LLC**

KLS
Witness Kyle Shaw

Chrissy Sumner
Witness Chrissy Sumner

By: Robert Parrish
Its: Manager

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization [], this 24 day of April, 2020, by Robert Parrish, as Manager of Chadwick Estates of Wakulla County, Florida.

KLS
Notary Public

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

