

This instrument prepared by:
Susan S. Thompson, Esquire
SMITH, THOMPSON, SHAW
& MANAUSA, P.A.
3520 Thomasville Road, 4th Floor
Tallahassee, Florida 32309

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR GORE STREET SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS: That this First Amendment to Declaration of Covenants and Restrictions recorded in O. R. Book 2907, Page 1444 of the public records of Leon County, Florida, heretofore made and entered into on this 3rd day of January, ²⁰¹¹ ~~2010~~, executed and entered into by Peter Okonkwo, hereinafter referred to as "Declarant"; the owner of more than 2/3 of the lots necessary to amend this Declaration.

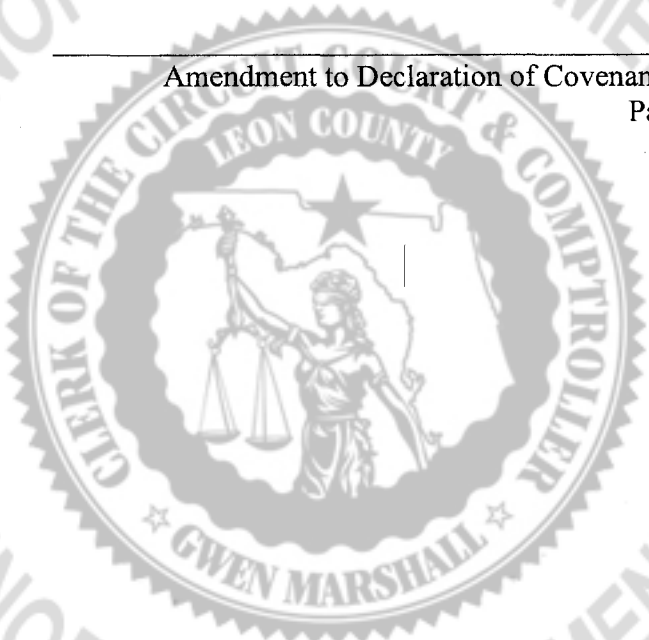
Said Declaration of Covenants and Restrictions are amended as follows:

Exhibit "A" as referred to in the original Declaration of Covenants and Restrictions shall include the following parcels: 41-12-20-222-0010, 41-12-20-222-0020, and 41-12-20-222-0030. The legal descriptions for said properties are attached hereto.

Article IX shall be amended to read as follows:

**ARTICLE IX
SINGLE-FAMILY LOT AREA AND WIDTH**

No dwelling shall be erected or place on any single-family site having a width of less than 65 feet at the place the dwelling is proposed to be erected nor shall any dwelling be erected or placed on any site having an area of less than 7,500 square feet.



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Article X shall be amended to read as follows:

**X
SINGLE-FAMILY DWELLING QUANTITY AND SIZE**

The single-family dwelling, exclusive of porches, and patios shall be not less than 1,500 square feet.

Section (b) of Article XI shall be amended to read as follows:

(b) No single-family dwelling shall be located nearer than 10 feet to an interior property line. No single-family dwelling shall be located on any interior site nearer than 25 feet to the rear property line nor 25 feet from the front property line.

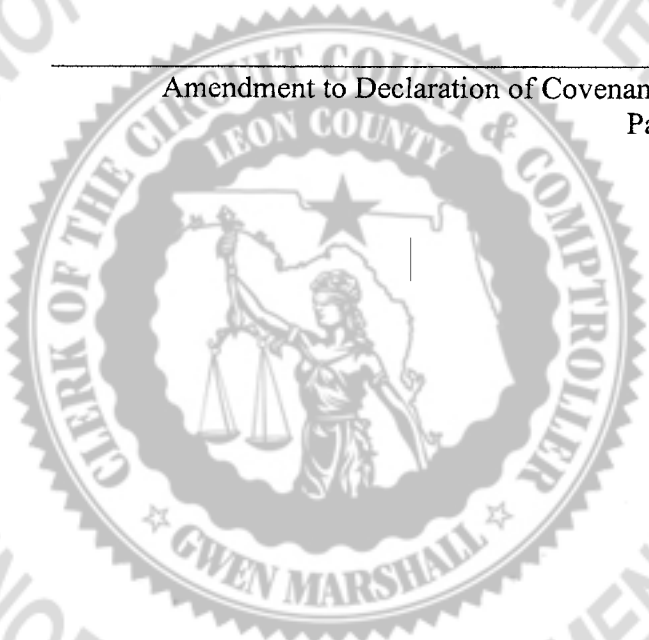
Article XII shall be amended to read as follows:

**ARTICLE XII
GARAGES AND CARPORTS**

Each living Unit shall have a functional single garage attached to the residence which shall be screened at least on sides which are visible from the street, which runs in front of or adjacent to the property, in such a manner that objects located within the garage shall present a broken and obscured view from the outside thereof. All garage entrances shall face the rear property line or a side property line that is not adjacent to a street. In no instance shall the entrance be permitted to face the front property line of the property.

Article XVI COVENANTS FOR MAINTENANCE ASSESSMENTS, Section 3 shall be amended to read as follows:

Section 3. Basis and Maximum of Annual Assessments. The cost for the maintenance of the stormwater facility shall be paid by individual lot owners. Each of the lots in the subdivision shall pay a yearly maintenance fee of One Hundred Dollars (\$100.00) per lot



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including Lot 3 (41-12-20-222-0030), but with the exception of Lots 1 and 2 (41-12-20-222-0010 and 41-12-20-222-0020) which shall be assessed at \$50.00.

An individual owning more than one (1) lot shall pay the assessed fee multiplied by the number of lots owned. This money shall be used to hire a landscape contractor for the cutting and cleaning of the pond. Until all the lots are sold, the yearly maintenance fee shall be paid to the developer of the subdivision who shall be responsible for the coordination of the maintenance. Until the year beginning January, 2003, the annual assessment shall be Thirty Dollars (\$100.00) per lot or site, with the exception of Lots 1 and 2 as stated above. From and after January 1, 2003, the annual assessment may be increased by vote of the Members, as hereinafter provided, for the next succeeding three (3) years, and at the end of the each such period of three (3) years for each succeeding period of three (3) Years. Any Member paying the annual dues on or prior to June 1 of the year in which same becomes due, shall be entitled to pay only the annual assessed fee. From and after June 1 of each year the annual dues shall be the annual assessed amount. The assessment for any multi-family Living Units shall be one-half (1/2) of the assessment specified herein.

The Board of Directors of the Association may, after consideration of current maintenance and future needs of the Association, fix the actual assessment for any year at a lesser amount.



IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed the day and the year first above written.

Signed, sealed and delivered in the presence of:

Hollie M. Brantley
Signature

Hollie M. Brantley
Printed Name

Brenda S. Smith
Signature

Brenda S. Smith
Printed Name

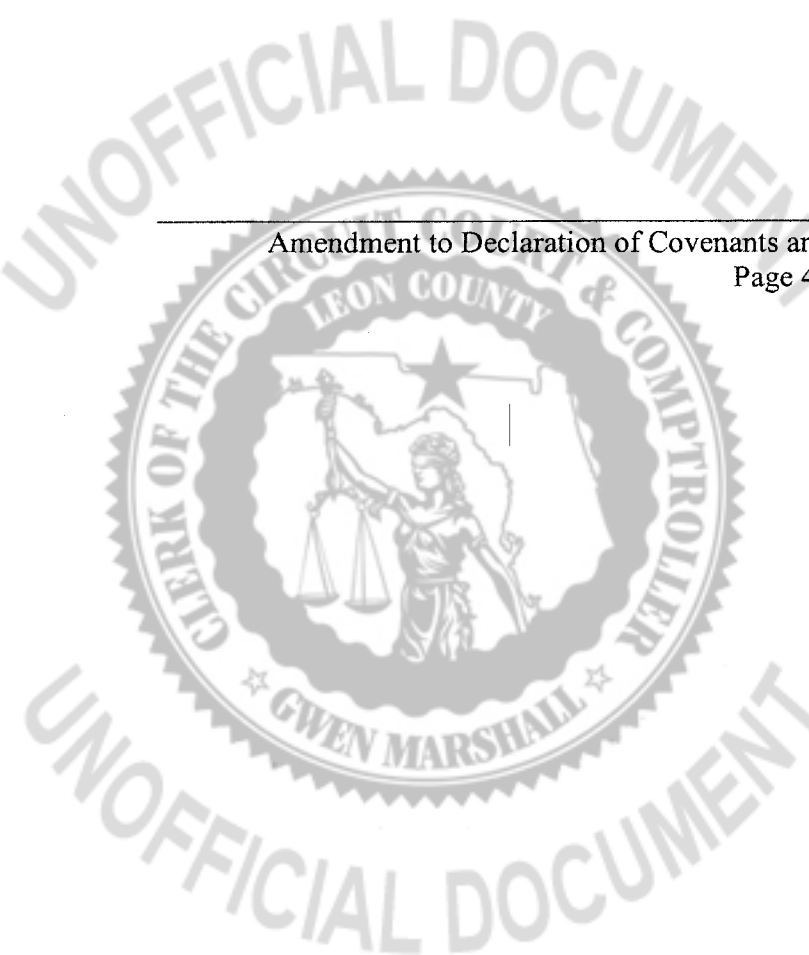
DECLARANT:

[Signature]
PETER OKONKWO

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3rd day of January, ~~2010~~ ²⁰¹¹ by **PETER OKONKWO** who ~~is personally known to me/presented~~ FD# 0252660593300 as identification, and who did not take an oath.

Grace H. Chambers
NOTARY PUBLIC Grace H. Chambers



Signed, sealed and delivered in the presence of:

[Signature]
Signature

Jennifer M. Morgan
Printed Name

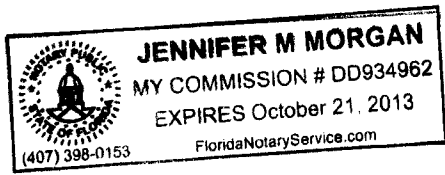
[Signature]
NA'IM MAJEED

[Signature]
Signature

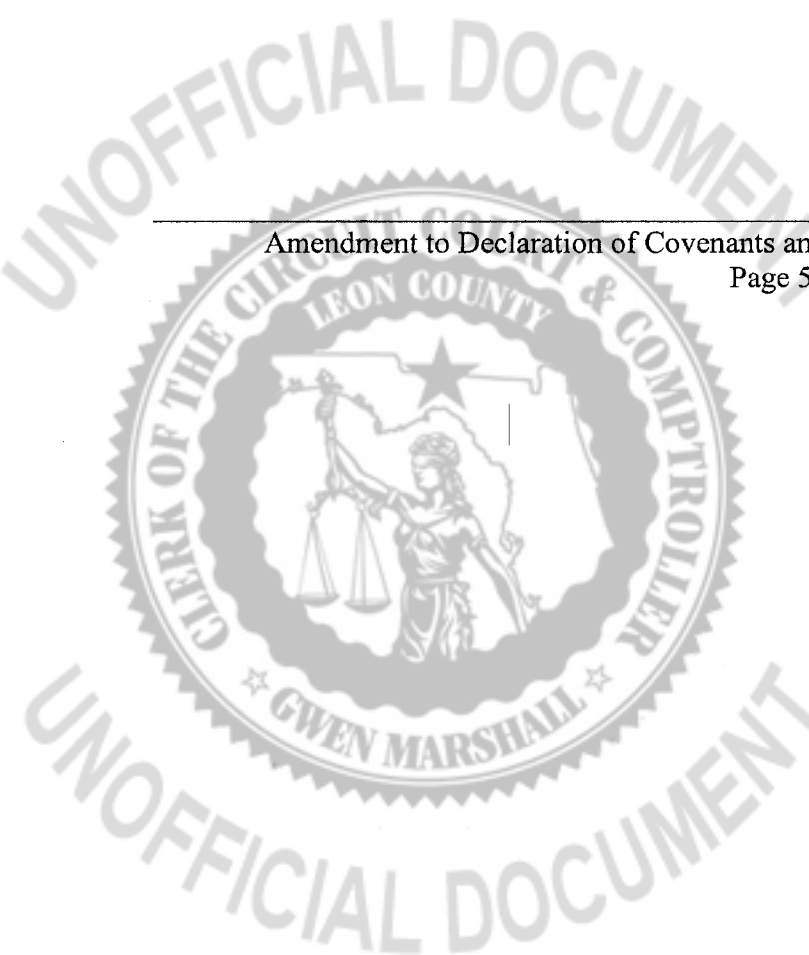
Daryl Parks
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3 day of January, 2010 by NA'IM MAJEED who is personally known to me/presented as identification, and who did not take an oath.



[Signature]
NOTARY PUBLIC



Signed, sealed and delivered in the presence of:

Annis Burnett
Signature

Annis Burnett
Printed Name

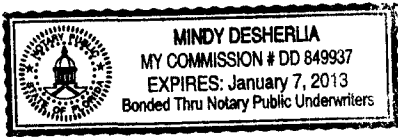
Fred Gordon
FRED GORDON

Mindy Desherlia
Signature

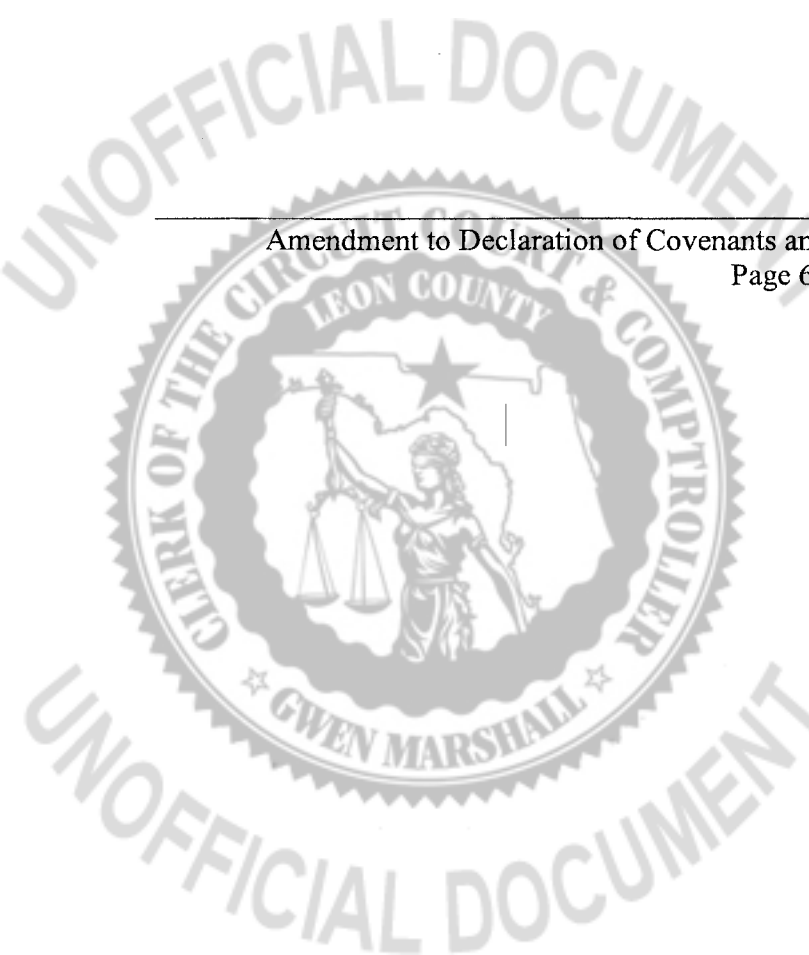
Mindy Desherlia
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3 day of Jan, 2010 by **FRED GORDON** who is personally known to me/presented FL DL as identification, and who did not take an oath.



Mindy Desherlia
NOTARY PUBLIC



Signed, sealed and delivered in the presence of:

J. Morgan
Signature
Jennifer M. Morgan
Printed Name

Daryl Parks
Signature
DARYL PARKS
Printed Name

Daryl Parks
Signature
Daryl Parks
Printed Name

Naim Majed
Signature
Naim Majed
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3 day of January, 2010 by **DARYL PARKS** who is personally known to me/presented _____ as identification, and who did not take an oath.



Jennifer M. Morgan
NOTARY PUBLIC



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EXHIBIT "A"

LOT 1

PART OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 691, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE NORTH 165 FEET; THENCE EAST 770 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST 423.51 FEET TO A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 691, FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY 133.15 FEET TO A FOUND IRON ROD AND CAP (LB #5509) ON THE WESTERLY RIGHT OF WAY BOUNDARY OF WAHNSH WAY; THENCE SOUTH 00 DEGREES 49 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 65.00 FEET; THENCE, LEAVING SAID RIGHT OF WAY BOUNDARY, RUN SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST 133.15 FEET TO THE WESTERLY BOUNDARY OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 691; THENCE NORTH 00 DEGREES 49 MINUTES 32 SECONDS EAST (BEARING BASE FOR THIS DESCRIPTION) ALONG SAID BOUNDARY 65.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO POND AND DRAINAGE EASEMENT TO THE WEST OF THE PROPERTY

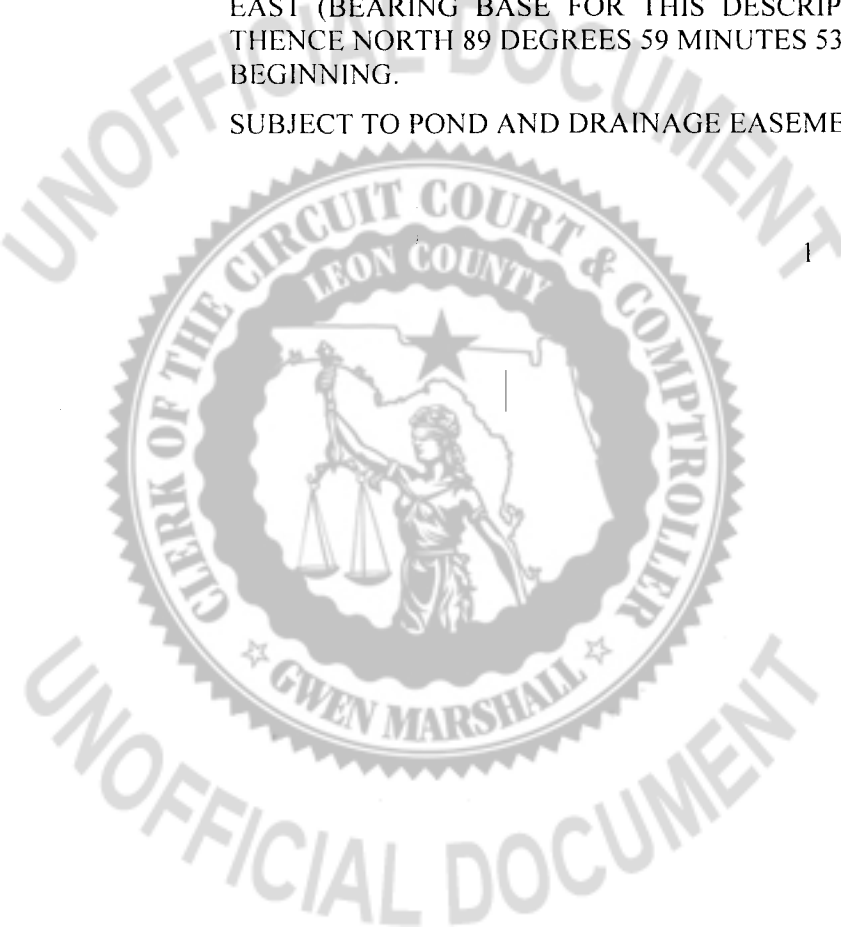
SUBJECT TO A UTILITY EASEMENT

LOT 2

PART OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 691, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE NORTH 165 FEET; THENCE EAST 770 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST 423.51 FEET TO A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 691; THENCE CONTINUE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY 133.15 FEET TO A FOUND IRON ROD AND CAP (LB #5509) ON THE WESTERLY RIGHT OF WAY BOUNDARY OF WAHNSH WAY, THENCE SOUTH 00 DEGREES 49 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 65.00 FEET FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 49 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 65.00 FEET; THENCE, LEAVING SAID RIGHT OF WAY BOUNDARY, RUN SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST 133.15 FEET TO THE WESTERLY BOUNDARY OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 691; THENCE NORTH 00 DEGREES 49 MINUTES 32 SECONDS EAST (BEARING BASE FOR THIS DESCRIPTION) ALONG SAID BOUNDARY 65.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST 133.15 FEET TO THE POINT OF BEGINNING.

SUBJECT TO POND AND DRAINAGE EASEMENT TO THE WEST OF THE PROPERTY



LOT 3

PART OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, ON PAGE 691, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE NORTH 165 FEET; THENCE EAST 770 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST 423.51 FEET TO A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, ON PAGE 691; THENCE CONTINUE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY 133.15 FEET TO A FOUND IRON ROD AND CAP (LB #5509) ON THE WESTERLY RIGHT OF WAY BOUNDARY OF WAHNSH WAY; THENCE SOUTH 00 DEGREES 49 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 130.00 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 49 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 169.79 FEET TO A FOUND IRON ROD AND CAP (LB#5509) ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF GORE AVENUE; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 133.15 FEET TO A FOUND NAIL AND CAP (LB#5698) MARKING THE SOUTHWEST CORNER OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, ON PAGE 691; THENCE NORTH 00 DEGREES 49 MINUTES 32 SECONDS EAST (BEARING BASE FOR THIS DESCRIPTION) ALONG SAID BOUNDARY 169.83 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS EAST 133.15 FEET TO THE POINT OF BEGINNING.

SUBJECT TO POND AND DRAINAGE EASEMENT TO THE WEST OF THE PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3956, PAGE 2195, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

