

DR1328P1786

AMENDMENT TO

KILLEARN LAKES, UNIT THREE

DECLARATION OF COVENANTS AND RESTRICTIONS

891436
RECORDED IN THE PUBLIC
RECORDS OF LEON COUNTY,
JUL 13 12 17 PM '88
PAUL T. HARRIS, CLERK
CLERK OF CIRCUIT COURT

STATE OF FLORIDA,

COUNTY OF LEON:

KNOW ALL MEN BY THESE PRESENTS, that this Amendment applies to and amends the Declaration of Covenants and Restrictions heretofore made and entered on the 14th day of March, A.D. 1972, and as amended on the 27th day of September, A.D. 1972, by KILLEARN PROPERTIES, INC., a Florida corporation, referred to therein as DEVELOPER, which said Covenants and Restrictions are recorded in the Public Records of Leon County, Florida, at O.R. Book 516 at page 342 and at O.R. Book 547 at page 381. These Articles of Amendment are entered into by Killlearn Properties, Inc., a Florida corporation, hereinafter referred to as DEVELOPER.

WITNESSETH

WHEREAS, DEVELOPER, in accordance with the power and authority conveyed to it by virtue of Article IV of the Declaration of Covenants and Restrictions, recorded in the Public Records of Leon County, Florida, in O.R. Book 516 at page 342, and as amended in O.R. book 547 at page 381, is desirous of amending Article XVI of the said Declaration of Covenants and Restrictions for purposes of clarifying an ambiguity therein; and

WHEREAS, DEVELOPER is desirous of redeclaring each and every one of the recitals and articles contained in the Declaration of Covenants and Restrictions hereinabove identified and recorded as aforesaid in the Public Records of Leon County, Florida; except as is herein specifically amended;

NOW THEREFORE, the DEVELOPER declares that the real property described in Article I of the Declaration of Covenants and Restrictions of Killlearn Lakes, Unit Three, as recited and defined therein and as appearing in the Public Records of Leon County, Florida, in O.R. Book 516 at page 342, and as amended in O.R. Book 547 at page 381, together with such additions thereto as may hereinafter be made pursuant to said Article I thereof, is and shall be held, transferred, sold, conveyed, and occupied, subject to the covenants and Restrictions as therein set forth. Each of the recitals, declarations, articles, covenants and restrictions as set forth in said Declaration of Covenants and Restrictions, and as amended, are specifically affirmed and reestablished as fully and as completely as if recited in full herein, except insofar as the same is specifically amended by these presents.

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ARTICLE XVI

GARAGES AND CARPORTS

Article XVI is hereby amended by deleting the entirety of said Article XVI, and inserting in lieu thereof the following:

Each Living Unit, except a multifamily structure, shall have a functional, side or rear entrance, garage or carport attached to the residence. The sides of the garage or carport, which are visible from the street fronting the property, shall be screened in such a manner that objects located inside present a broken or obscured view from the outside.

Except where specifically approved by the Architectural Control Committee, (for the limited reasons set out herein), all garage or carport entrances shall face either a side lot line or the rear lot line of the property.

Where a lot is too narrow or is otherwise unsuitable for a side or rear entry garage or carport, the Architectural Control Committee may, in its discretion, approve a front entry garage or carport provided, however, that the garage or carport is enclosed and equipped with doors.

IN WITNESS WHEREOF, the undersigned have respectfully caused these presents to be signed in the capacities indicated this 12th day of July, A.D. 1988.

KILLEARN PROPERTIES, INC.

By: J. T. Williams, Jr.
J. T. Williams, Jr. Pres.

Attest:

Juanice Hagan
Juanice Hagan
Corporate Secretary

STATE OF FLORIDA
COUNTY OF LEON

Before me personally appeared J. T. Williams, Jr. and Juanice Hagan, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named KILLEARN PROPERTIES, INC., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal, this 12th day of July, A.D. 1988.

Barbara K. Hill

Notary Public, State of Florida
My Commission Expires May 1, 1989
Bonded Thru Toy-Tan Insurance, Inc.