

Prepared By:
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CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT
TO THE RESTRICTIONS AND COVENANTS FOR PARADISE BAY SUBDIVISION

STATE OF FLORIDA
COUNTY OF SANTA ROSA

PARADISE BAY HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation ("Association"), by and through its undersigned officer, certifies that:

WITNESSETH:

WHEREAS, the Restrictions and Covenants for Paradise Bay Subdivision, dated October 9, 1981, was recorded on March 9, 1982, in Official Records Book 573, Page 227 of the public records of Santa Rosa County, Florida (the "Declaration");

WHEREAS, the Declaration was revived and recorded on April 27, 2023, in Official Record Book 4389, at Page 283 of the public records of Santa Rosa County, Florida ("Revived Declaration"). All references to the Declaration herein shall include the Revived Declaration;

WHEREAS, in accordance with Section 5 of the Declaration, the Declaration may be amended by an instrument signed by a majority of the lot owners; and

WHEREAS, a duly noticed meeting of the members was held on September 20, 2023, at which not less than a majority of the votes of the lot owners were received in accordance with Section 5 of the Declaration approving this Amendment to the Declaration.

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

The Declaration is hereby amended to include and incorporate new Section 22, to read as follows:

Section 22. All platted lots within the subdivision shall be used solely for single-family residential dwellings and for no other purpose except that individual residential dwellings, if used as a rental property, shall be rented or leased for a period of not less than a three (3)

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

consecutive month period. This restriction shall take effect immediately upon the recording of the First Amendment to the Restrictions and Covenants for Paradise Bay Subdivision.

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 20th day of OCTOBER, 2023.

WITNESSES:

Toni Patton
Print Name: Toni Patton

PARADISE BAY HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation

Margaret Brown
Print Name: Margaret Brown

Wayne H. Seden
By: Wayne H. Seden
Its: President

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 20 day of OCTOBER, 2023, by Wayne Seden, as President of Paradise Bay Homeowners' Association, Inc., a Florida not-for-profit corporation, who ☐ is personally known to me or ☒ has produced FLDL as identification.

Julie C. Lisenby-Sweeney
NOTARY PUBLIC
Print Name: Julie C. Lisenby-Sweeney

[SEAL]

