

Prepared By:
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CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT
TO THE REVIVED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS

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 Declaration of Covenants, Conditions and Restrictions, dated March 14, 1985, was recorded on March 22, 1985, in Official Records Book 736, Page 50 of the public records of Santa Rosa County, Florida (the "**Declaration**");

WHEREAS, the Declaration was revived and recorded on April 27, 2023, in Official Records Book 4389, at Page 356 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 Article VIII, Section 3 of the Declaration, the Declaration may be amended by an instrument signed by the owners of not less than seventy-five percent (75%) of the owners in accordance with the voting rights specified in Article III of the Declaration; and

WHEREAS, a duly noticed meeting of the members was held on September 20, 2023, at which not less than seventy-five percent (75%) of the votes of the Owners was received in accordance with Article VIII, Section 3 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 Article VII, Section 17 to read as follows:

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

Section 17. 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) consecutive month period. This restriction shall take effect immediately upon the recording of the First Amendment to the Revived Declaration of Conditions and Restrictions for Paradise Bay.

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:

Tom Patton
Print Name: Tom Patton

Margaret Peterson
Print Name: Margaret Peterson

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

Wayne H. Sechen
By: Wayne H. Sechen
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 Sechen 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]

