

Prepared By:
John "Jay" A. Fraiser, Jr.
Moorhead Law Group
127 Palafax Place, Suite 200
Pensacola, FL 32502

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 and Restrictions, dated May 5, 1986, was recorded on June 6, 1986, in Official Records Book 811, Page 319 of the public records of Santa Rosa County, Florida (the "Declaration");

WHEREAS, the Declaration was revived and recorded on May 1, 2023, in Official Record Book 4390, at Page 117 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 IX, Section 3 of the Declaration, the Declaration may be amended by an instrument signed by Owners of not less than seventy-five percent (75%) of the Lots 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 IX, 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 VIII, 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.

The Declaration is hereby amended to include and incorporate new Article VIII, Section 18 to read as follows:

Section 18. At all times, there shall be no more than eight (8) individual persons residing in or on any particular Lot or improved Lot within the subdivision. The Association shall have the right to enforce this use restriction utilizing all remedies available under Florida Law.

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:

JONI PATTON
Print Name: JONI PATTON

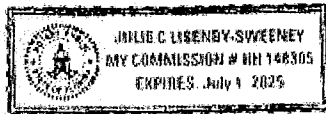
PARADISE BAY HOMEOWNERS'
ASSOCIATION, INC., a Florida not-for-profit corporation

Margaret Peterson
Print Name: Margaret Peterson

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 FL DL as identification.



[SEAL]

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