

10-30
** OFFICIAL RECORDS **
BK 1599 PG 1443

PREPARED BY AND RETURN TO:
E. MARK BREED III, ESQ.
BREED & NUNNALLEE, P.A.
325 North Commerce Avenue
Sebring, FL 33870

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
MAGNOLIA PLACE**

Pursuant to Article 19, of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MAGNOLIA PLACE, recorded in O.R. Book 1334, Page 1418, of the Public Records of Highlands County, Florida, and pursuant to that Assignment of Interest recorded in O.R. Book 1336, Page 638, of the Public Records of Highlands County, Florida, E.O. KOCH CONSTRUCTION CO., a Florida corporation, hereby amends the said Declaration as follows:

I.

Article 11, ARCHITECTURAL CONTROL, Section 11.5 is hereby amended to now read:

11.5 Minimum Square Footage. Homes built on lots adjacent to any golf course property, shall have a minimum of 2,200 square feet of air conditioned living area. All other homes shall have a minimum of 2,000 square feet of air conditioned living area. All homes regardless of whether they are adjacent to any golf course property, shall have a fully enclosed garage area sufficient to contain at least 2 vehicles. This area shall not be included in the square footages required above even if air conditioned.

IN ALL OTHER RESPECTS, the DECLARATION OF COVENANTS, CONDITIONS, AND

**** OFFICIAL RECORDS ****
BK 1599 PG 1444

RESTRICTIONS OF MAGNOLIA PLACE, shall remain the same, and said Declaration is hereby ratified and confirmed.

DATED this 17th day of April, 2002.

E.O. KOCH CONSTRUCTION CO.

By: [Signature]
EDWARD O. KOCH, JR., President

ATTEST:

[Signature]
CLARENCE E. POLSTON, Secretary

[Signature]
Witness

Print Name: **LINDA WHITE**

[Signature]
Witness

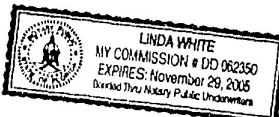
Print Name: **THOMAS L. NUNWALLEE**

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 17th day of April, 2002, by Edward O. Koch, Jr. and Clarence E. Polston, President and Secretary of E.O. Koch Construction, Co., a Florida corporation, on behalf of the corporation. They are personally known to me () or have produced _____ as identification.

[Signature]
NOTARY PUBLIC, State of Florida

My Commission Expires:
c:\od\lwpd\magnoliaand



FILE # 1139354 RCD: Apr 10 2002 @ 04:28PM
L. E. "Luke" Brooker, Clerk, Highlands County