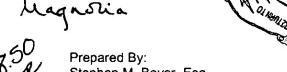
First National Title Co.npany 2201 Corporate Blvd., # 103 Boca Raton, Fl 33431





Stephen M. Beyer, Esq. First National Title Company 2201 Corporate Blvd NW, Suite 103 Boca Raton, Florida 33431

SECOND 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, MAGNOLIA PROPERTIES OF SEBRING, INC., a Florida corporation, hereby amends the said Declaration as follows:

Article 10, Restrictions, is hereby amended to now read:

10.1 Each parcel shall be used as a single-family or two-family residence, if in compliance with applicable zoning regulations.

NEW:

- 10.17 Signs. No sign of any kind shall be displayed to the public view on any lot or parcel, except that the Developer may display "For Sale Signs" so long as it has no less than ten (10) units or parcels for sale in the community.
- 10.18 FENCES. No fence, wall, hedge or shrub of any kind having a height of more than 4 ½ feet shall be maintained on any lot or parcel except with the written approval of the Developer; any fence, wall, hedge or planting of any kind to be erected, planted or maintained on any corner lot must be approved in writing by the Developer prior to the installation thereof.
- 10.19 Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that usual household pets maybe kept provided they are not involved in any commercial purposes and they do not constitute a nuisance.

OFFICIAL RECORDS BK 1868 PG 1874



Article 11, ARCHITECTUAL 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 single-family homes shall have a minimum of 2,000 square feet of air-conditioned living area. All duplex units shall have a minimum of 1,885 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 footage required above even if air-conditioned.

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

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

DATED this 2 day of June, 2005.

MAGNOLIA PROPERTIES OF SERVING, INC.

By:

Witness
Print Name: Sort Mackay

Print Name: Don't as A Markay

STATE OF FLORIDA COUNTY OF Pulm Beach

The foregoing instrument was acknowledged before me this do day of day o

My Commission Expires:

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NOTARY PUBLIC, State of Florida

FILE# 1327365 RCD:Jun 29 2005 @ 1:17 PM L.E. "Luke" Brooker Clerk of Courts Highlands Co