

Magnolia



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Prepared By:
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.

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 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 SEBRING, INC.

By:

[Handwritten Signature]
Stephen M. Beyer

ATTEST:

By:

Witness

Print Name:

[Handwritten Signature]
Randall R. Rixey
[Handwritten Signature]
Marti MacKay

Witness

Print Name:

[Handwritten Signature]
Bonita S. Dodmon

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 20 day of June, 2005, by Randall Rixey and Stephen M. Beyer, Pres + VP of Magnolia Properties of Sebring, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

My Commission Expires:



NOTARY PUBLIC, State of Florida