

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

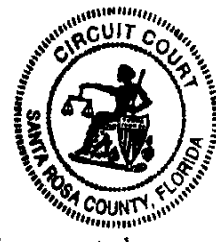
\*\* OFFICIAL RECORDS \*\*  
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FIRST AMENDMENT

FILE# 9722573  
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TO

COVENANTS, CONDITIONS AND RESTRICTIONS



KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Declarant, Watts Investments, a Florida General Partnership, executed the "Declaration of Covenants, Conditions and Restrictions" dated August 9, 1994, and recorded in Official Records Book 1472, Page 965 of the Public Records of Santa Rosa County, Florida (the "Covenants") covering the real property situated in the County of Santa Rosa, State of Florida, more particularly described in the plot of Sandy Dunes (the "Subdivision," recorded in Plat Book F, Page 92 of the Public Records of Santa Rosa County, Florida; and

WHEREAS, there currently exists a conflict between Section 1 and Section 9 of Article IV; and

WHEREAS, it is deemed to be in the best interest of the Subdivision and of the Declarant; and

WHEREAS, Declarant remains the owner of 24 of the 31 lots which compose the Subdivision; and

WHEREAS, by virtue of Article 7 of the Covenants, the Declarant has the authority to amend said Covenants;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the Declarant does hereby declares, covenant and agree that:

- (1) The words "for at least two vehicles." shall be deleted from the end of the second sentence of Section 1, Article IV.
- (2) The first sentence/paragraph of Section 2, Article IV is hereby amended, in its entirety, to read as follows:

SE

All residential structures erected or constructed on  
Lots 12 - 22 inclusive shall not exceed three stories  
in height and shall contain a minimum square footage  
of 1400 square feet; and all residential structures erected  
or constructed on Lots 1 -11 inclusive and Lots 23 - 31  
inclusive shall not exceed three stories in height and shall  
contain a minimum square footage of 1400 square feet OR  
shall contain a minimum square footage of 1250 square  
feet plus a two (2) car attached and enclosed garage.

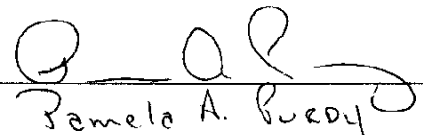
EXCEPT as hereinabove amended, the Covenants remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed in its name and  
on its behalf by its duly authorized Managing Partner hereto this 29<sup>th</sup> day of May, 1997.

Witnesses:

Watts Investments

A Florida General Partnership

  
\_\_\_\_\_  
Pamela A. Burdy

By:   
\_\_\_\_\_  
Ronnie Watts, Managing Partner