

This instrument prepared by:  
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Our File No. 10-40-0082

**CERTIFICATE OF AMENDMENT AND SECOND AMENDMENT  
TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF NEWPORT PLACE, A SUBDIVISION**

NEWPORT PLACE HOMEOWNERS ASSOCIATION, INC. ("Association"), a Florida not-for-profit corporation, whose address is 908 Gardengate Circle, Pensacola, Florida 32504, through its undersigned officer, certifies that:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Newport Place, a Subdivision ("Declaration"), dated May 27, 1998, was recorded in Official Record Book 4275, at Page 903, et. seq., as subsequently amended;

WHEREAS, Association, through its members, desires to make certain revisions to the Declaration pursuant to Article VIII, Section 3 of the Declaration which provides the Declaration may be amended at any time by a document signed by the then Owners of two-thirds (2/3) of the lots agreeing to change these covenants in whole or in part, which has been recorded in the public records of Escambia County, Florida; and

WHEREAS, the Owners of not less than two-thirds (2/3) of lots have agreed to the following amendments to the specific provisions referenced herein as evidenced by the signed Joinders incorporated herein and recorded herewith.

WHEREAS, all provisions of the Declaration not specifically amended hereby shall remain in full force and effect as exist on the date hereof.

NOW THEREFORE, the following amendments to Article IV, Section 2(a) and Article VII, Section 6 of the Declaration are adopted.

- 1) Article IV, Section 2(a) of the Declaration shall be amended as follows:

Section 2. Purpose of Assessments.

(a) The annual and special assessments levied by the Association under this Article IV shall be used exclusively to promote the recreation, health, safety and welfare of the Owners, their invitees or licensees, and for the improvement and maintenance of the Common Areas, and any improvements situated thereon, for maintenance of the Common Elements and for maintenance of any portion of Common Areas subject to jurisdiction of the Corps of Engineers and/or the Florida Department of Environmental Protection, and for painting the exterior of all dwellings constructed in the Subdivision [excluding doors, windows, shutters and

railings] ~~roof maintenance, repair and/or replacement as specified herein~~ and for pruning bushes, weeding and mowing grass for all Lots upon which a dwelling is constructed. The Association shall have the obligation to maintain any Common Areas and all improvements thereof and shall maintain the Common Elements and shall maintain adequate liability insurance, and fidelity bond coverage in such minimal amounts as may be required by FHA, VA and FNMA, from time to time. The Association shall also have the obligation to paint the exterior of all dwellings in the Subdivision [excluding doors, windows, shutters and railings], to prune bushes installed by the Developer [or any replacements thereof], weed landscaped areas on Lots and mow the grass for all Lots upon which a dwelling has been constructed and perform such other maintenance as specified elsewhere herein.

2) Article VII, Section 6 of the Declaration shall be amended as follows:

~~Section 6. Roof Replacement or Repair. The maintenance and/or replacement of the roof of any dwelling located on any portion of the Property shall be performed by the Association periodically as necessary to maintain such in a water-tight condition.~~

IN WITNESS WHEREOF, the Association has caused this Certificate of Amendment to be executed in its name by its President and attested to by its Secretary, this 12<sup>th</sup> day of July, 2011.

Newport Place Homeowners Association, Inc., a Florida Not-for-Profit Corporation

Witnesses:

Gloria J. Collins  
Print Name: Gloria J. Collins

By: Alice L. Moore  
Print Name: Alice L. Moore Its President

Faye Miller  
Print Name: Faye Miller

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2011, by Alice L. Moore, President of Newport Place Homeowners Association, Inc., a Florida Not-for-Profit Corporation, on behalf of the corporation.

Kimberley M. Coffey  
NOTARY PUBLIC  
Print Name: Kimberley M. Coffey

Personally Known  
OR  
 Production Identification  
Type of Identification Produced \_\_\_\_\_



ATTEST: Pamela D. Ball  
Pamela D. Ball, Its  
Secretary

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2011, by Pamela D. Ball, <sup>Secretary</sup> President of Newport Place Homeowners Association, Inc., a Florida Not-for-Profit Corporation, on behalf of the corporation.

Kimberley M. Coffey  
NOTARY PUBLIC  
Print Name: Kimberley M. Coffey

Personally Known  
OR  
 Production Identification  
Type of Identification Produced \_\_\_\_\_

