

R6-00

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL

THIS INSTRUMENT WAS PREPARED BY:  
PAUL H. NESSLER, JR., ESQ. 030601  
5156 SPRING HILL DRIVE, SUITE F  
SPRING HILL, FL 34606

94 AUG 24 PM 4: 18

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WOODLAND WATERS, PHASE TWO**

This FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS of WOODLAND WATERS, PHASE TWO, as recorded in Official Record Book 955, Page 1827, of the public records of Hernando County, Florida, is made this 19<sup>th</sup> day of August, 1994, by TOOKE LAKE JOINT VENTURE, a Florida General Partnership, the owner of the lands covered by this AMENDMENT and described as follows:

Lots 19, 20, 21, 22, 23, 25, 30, and 31, Block 4, and Lot 1, Block 5, all in WOODLAND WATERS, PHASE TWO, being numbered and designated in accordance with the plat of said subdivision, which appears of record in Plat Book 28, Pages 6 through 9, inclusive, of the Public Records of Hernando County, Florida.

The undersigned, TOOKE LAKE JOINT VENTURE, a Florida General partnership, being the owner in fee simple of all of the above-described lots in WOODLAND WATERS, PHASE TWO, does, pursuant to Paragraph 32 of said restrictions, hereby make the following amendment to Paragraph 1 of said restrictions:

1. The minimum size residential unit of Lots 19, 20, 21, 22, 23, 25, 30, and 31, Block 4, and Lot 1, Block 5, shall be two thousand (2,000) square feet, exclusive of garages, porches and breezeways. No carports shall be allowed, and all units shall have an enclosed two (2) car garage. No more than one (1) dwelling shall be placed on any lot. No structure shall be more than two and one-half (2-1/2) stories in height from the finished ground floor elevation.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by due corporate authority the day and year first above written.

WITNESSES:

Camille Gamba  
CAMILLE GAMBA  
Paul H. Nessler, Jr.  
PAUL H. NESSLER, JR.

TOOKE LAKE JOINT VENTURE, a  
Florida General Partnership  
BY: SWARTSEL PROPERTIES, INC.  
a Florida Corporation, as General Partner  
By E. F. Swartzel  
E. F. Swartzel, as President

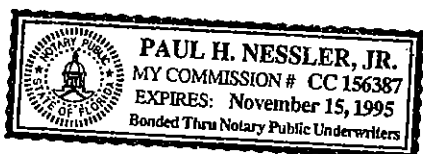
STATE OF FLORIDA  
COUNTY OF HERNANDO

O. R. 981 PG 1503

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E. F. Swartzel, as President of SWARTSEL PROPERTIES, INC., a Florida Corporation, as General partner of TOOKE LAKE JOINT VENTURE, a Florida General Partnership, to me known to be the individual who executed the foregoing instrument, and he acknowledged before me that he executed same for the purposes expressed therein, and that said execution was the act and deed of the corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 19<sup>th</sup> day of August, 1994.

Paul H. Nessler, Jr.  
Notary Public PAUL H. NESSLER, JR.



6.0000

08/24/94  
REC FEE 0824JP

RECEIPT NO. 22009  
KAREN NICOLAI - CLERK of CIRCUIT COURT  
20 N. Main St. Rm 215 Brooksville, FL 34601 Phone (904) 754-4201

page 1

Item 01 Inst type AMD For TOOKE LAKE /  
Recording fee 6.00

6.00

Received from:

TOTAL DUE \$ 6.00  
TOTAL PAID \$ 6.00

Cash \$ .00  
Checks \$ 6.00 HOMETOWNERS ASSOC

WOODLAND WATERS INC  
#318

KAREN NICOLAI  
CLERK of CIRCUIT COURT



By: JOANN PILGRIM

THIS NOTICE BECOMES A RECEIPT WHEN VALIDATED

6.00  
1.00  
5.00