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OFFICIAL RECORDS
BK 1841 PG 139



Return to

Prepared by:
Clifford R. Rhoades, Esq.
CLIFFORD R. RHOADES, P.A.
227 N. Ridgewood Drive
Sebring, FL 33870

FIRST AMENDMENT
TO DECLARATION OF COVENANTS AND RESTRICTIONS
for
HAWK'S LANDING OF SEBRING

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS is made this ___ day of _____, 2005, by Hawk's Landing of Sebring, LLC, a Florida corporation hereinafter called "Developer", and by Hawk's Landing of Sebring Property Owner's Association, Inc., a Florida non-profit corporation hereinafter called "Association."

WITNESSETH:

WHEREAS, that certain Declaration of Covenants and Restrictions for Hawk's Landing of Sebring, dated March 16, 2004, has been recorded in Official Records Book 1745, Page 816, of the Public Records of Highlands County, Florida; and

WHEREAS, ARTICLE XI of the Declaration provides for amendments by consent of three-fourths (3/4) of all lot owners; and

WHEREAS, Developer and lot owners deem it necessary to amend the Declaration as set forth below.

NOW, THEREFORE, the Declaration of Covenants and Restrictions is hereby amended as follows:

1. The "Property" or "Development" as described in the Declaration, specifically the real property described in Exhibit "A" of the Declaration, which is governed by the Declaration, as amended from time to time, shall include the following described real property located in



Highlands County, to-wit:

HAWK'S LANDING according to the plat thereof recorded in Plat Book 16, Page 58, of the Public Record of Highlands County, Florida, and according to the replat of Tract "A" of HAWK'S LANDING, recorded in Plat Book 16, Page 60, of the Public Records of Highlands County, Florida.

2. Article III, Paragraph 10. c. i. is amended by inserting the following provision at the end:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District.

3. Article III, Paragraph 10. c. iv. is amended by inserting the following provision at the end:

"The Association has the power to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas."

4. Article III, Paragraph 10. c. x. is amended by inserting the following provision at the beginning:

"Pursuant to Article II of the Articles of Incorporation, the Association shall have perpetual existence."

Article III, Paragraph 10. c. x. is further amended by inserting the following provision at the end:

"Otherwise, if the Association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that, if not accepted, then the surface water management system facilities shall be conveyed to a not for profit corporation similar to the Association."

In all other respects the Declaration of Covenants and Restrictions for Hawk's Landing of Sebring, shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment to the Declaration of Covenants and Restrictions for Hawk's Landing of Sebring, LLC, dated March 16, 2004, and recorded in

Official Records Book 1745, Page 816, of the Public Records of Highlands County, Florida, has been signed by the Lot Owners representing at least three-fourths (3/4) of the lots within Hawk's Landing of Sebring, and signatures of said Lot Owners upon this First Amendment representing said Lot Owners' consent to the Amendment pursuant to Article XI, on the day and year first above written. The names of the Lot Owners consenting and the lots owned by them are reflected on Exhibit "A" attached hereto.

OFFICIAL RECORDS
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EXHIBIT "A"
LANDOWNER'S CONSENTING TO FIRST AMENDMENT

Hawk's Landing of Sebring, LLC, a Florida limited liability company	Lots 13, 17, 21, 22, 23, 24, 25, 30, 31, 32, 33, 34, 36, 37, and 38
Clifford R. Rhoades	Lot 41
Sebring Investors, LLC, a Florida limited liability company	Lots 7, 8, 44, and 45
Corey Stein and Michele Stein	Lots 15 and 43
Carol Kortmansky	Lot 12
Robert Prelaz and Lucy Prelaz	Lot 9
Lowell Fricker and Gail Fricker	Lot 26
Lewis J. Carter and Sandra Carter, as Co-Trustees of the Lewis J. Carter Trust Agreement dated November 13, 1990	Lot 14
Ronnie T. Carter and Sandra D. Carter	Lot 27
Charles A. Morrison and Billie Jo Morrison	Lot 28
Brian McCoy	Lot 29
Mehran Zadeh	Lot 18
Cheryl McLain Burns	Lot 35
S D R Properties of Dade Co., Inc. a Florida corporation	Lot 19
Ramon Goedschalk and Hanna Goedschalk	Lot 10

Roger McIntyre

Lot 5

Melissa Lovermi, as Trustee of the Lovermi
Family Trust

Lot 4

James R. Cimoch and Sherri Cimoch

Lots 3 and 46

Marie-Claire F. Hoy, as Trustee of the Marie-
Claire F. Hoy Revocable Living Trust dated
April 30, 2004.

Lot 48





Signed in the presence of:

Nancy Stalter
Printed Name: Nancy Stalter


Ashlie Sadler
Printed Name: Ashlie Sadler

HAWK'S LANDING OF SEBRING, LLC
a Florida limited liability company

By: *Peter Albert*
Peter Albert, Managing Member

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 31 day of March, 2005, by PETER A. ALBERT to me well known to be the managing member of Hawk's Landing of Sebring, LLC, and who acknowledged that he executed same freely and voluntarily, who is personally known to me or who produced _____ as identification, and who did not take an oath.


 Debra G. Komisar
My Commission DD257202
Expires January 23, 2008

Debra G Komisar
NOTARY PUBLIC
State of Florida at Large



Signed in the presence of:


Printed Name: Nancy Stalter


CLIFFORD R. RHOADES


Printed Name: Ashlie Sadler

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 31 day of March, 2005, by CLIFFORD R. RHOADES, to me well known to be the person who acknowledged that he executed same freely and voluntarily, who is personally known to me or who produced _____ as identification, and who did not take an oath.



Debra G. Komisar
My Commission DD257202
Expires January 23, 2008


NOTARY PUBLIC
State of Florida at Large



Signed in the presence of

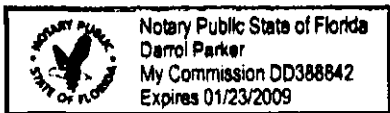
Darrol Parker
Printed Name: Darrol Parker
Kaitlin Croteau
Printed Name: Kaitlin Croteau

SEBRING INVESTORS, LLC
a Florida limited liability company

By [Signature]
Print Name: MICHAEL PARK
Managing Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 9th day of MARCH, 2005, by MICHAEL PARK, to me well known to be the managing member of SEBRING INVESTORS, LLC, and who acknowledged that he executed same freely and voluntarily, who is personally known to me or who produced _____ as identification, and who did not take an oath.



[Signature]
NOTARY PUBLIC
State of Florida at Large



Signed in the presence of:

WITNESS
SIGN →

Darren Sloop
Printed Name: Darren Sloop

[Signature]
COREY STEIN

WITNESS
SIGN →

[Signature]
Printed Name: Michael Liguori
print name here ↑

[Signature]
MICHELE STEIN

STATE OF NEW YORK
COUNTY OF Nassau

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 16th day of March, 2005, by COREY STEIN and MICHELE STEIN, husband and wife, to me well known to be the persons who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced DRIVERS Licenses as identification, and who did not take an oath.

[Signature]
NOTARY PUBLIC
State of New York

STEPHANIE T. BUONOCORE
Notary Public, State of New York
No. 01BU6003310
Qualified in Nassau County
Commission Expires 08/17/06



Signed in the presence of:

Witness
Sign →

[Handwritten signature]

Print Name: Corey A. Stein

print of name here ↑

Witness
Sign ↓

[Handwritten signature]

Print Name: Michele Stein

Print name here ↑

[Handwritten signature]
CAROL KORTMANSKY

STATE OF NEW JERSEY
COUNTY OF Nassau

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 16th day of March, 2005, by CAROL KORTMANSKY, a married woman, to me well known to be the person who acknowledged that she executed same freely and voluntarily, who is personally known to me or who produced Drivers license identification, and who did not take an oath.

[Handwritten signature]
NOTARY PUBLIC
State of New York

STEPHANIE T. BUONOCORE
Notary Public, State of New York
No. 01BU6003310
Qualified in Nassau County
Commission Expires 08/17/06



Signed in the presence of:

Cori Holton
Print Name: CORI NOLTON

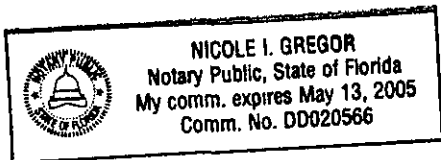
Robert Prelaz
ROBERT PRELAZ

Nicole Gregor
Print Name: NICOLE GREGOR

Lucy Prelaz
LUCY PRELAZ

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 5th day of April, 2005, by ROBERT PRELAZ and LUCY PRELAZ, husband and wife, to me well known to be the person who acknowledged that she executed same freely and voluntarily, who is personally known to me or who produced _____ as identification, and who did not take an oath.



Nicole I. Gregor
NOTARY PUBLIC
State of Florida at Large



Signed in the presence of:

Kimberly Blowsky
Print Name: Kimberly Blowsky

Jean N. Eckman
Print Name: JEAN N. Eckman

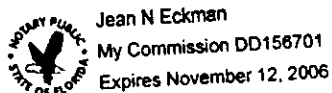
Lowell Fricker
LOWELL FRICKER

Gail M. Fricker
GAIL FRICKER

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 16th day of March, 2005, by LOWELL FRICKER and GAIL FRICKER, husband and wife, to me well known to be the person who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced _____ as identification, and who did not take an oath.

Jean N. Eckman
NOTARY PUBLIC
State of Florida at Large





Signed in the presence of:

Clinton Howerton SR

Print Name: Clinton Howerton SR

Clifford R. Rhodes
Print Name: CLIFFORD R. RHODES

Lewis J. Carter

LEWIS J. CARTER, as Co-Trustee of the
Lewis J. Carter Trust Agreement dated
November 13, 1990

Sandra Carter

SANDRA CARTER, as Co-Trustee of the
Lewis J. Carter Trust Agreement dated
November 13, 1990

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 10 day of MARCH, 2005, by LEWIS J. CARTER and SANDRA CARTER, as Co-Trustees of the Lewis J. Carter Trust Agreement dated November 13, 1990, to me well known to be the persons who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced PERSONAL known to me as identification, and who did not take an oath.

Ashley L. Bennett
NOTARY PUBLIC
State of Florida at Large

NOTARY PUBLIC-STATE OF FLORIDA
Ashley L. Bennett
Commission # DD386648
Expires: MAR. 30, 2007
Bonded Thru Atlantic Bonding Co., Inc.



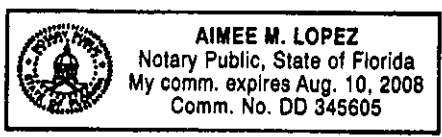
Signed in the presence of:

Witness: Aimée M. López Ronnie Carter
Print Name: Aimée M López RONNIE CARTER

Witness: Linda Vice Sandra Carter
Print Name: Linda Vice SANDRA CARTER

**STATE OF FLORIDA
COUNTY OF HIGHLANDS**

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 6th day of April, 2005, by **RONNIE CARTER and SANDRA CARTER**, husband and wife, to me well known to be the person who acknowledged that she executed same freely and voluntarily, who is ~~personally known to me~~ or who produced _____ as identification, and who did not take an oath.

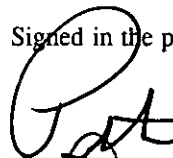
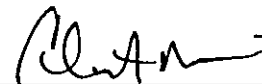
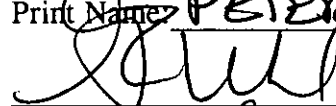
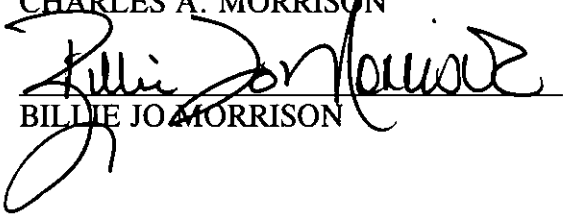


Aimée M. López
NOTARY PUBLIC
State of Florida at Large

Aimée M López

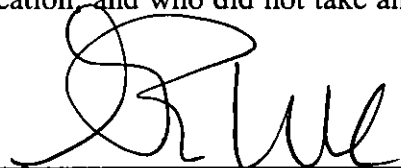


Signed in the presence of:

	
Print Name: <u>PETER A ALBERT</u>	CHARLES A. MORRISON
	
Print Name: <u>GE Uhl</u>	BILLIE JO MORRISON

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 4th day of April, 2005, by CHARLES A. MORRISON and BILLIE JO MORRISON, husband and wife, to me well known to be the person who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced Driver L.C as identification, and who did not take an oath.




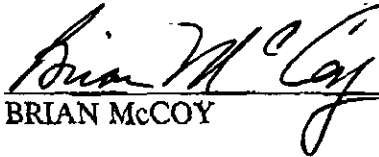
NOTARY PUBLIC
State of Florida at Large

 **Gerald E. Uhl**
Commission # DD318969
Expires May 12, 2008
Bonded Troy Fair - Insurance, Inc. 800-385-7019



Signed in the presence of:

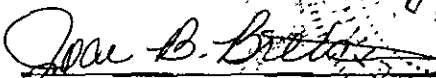

Print Name: Kevin Jones

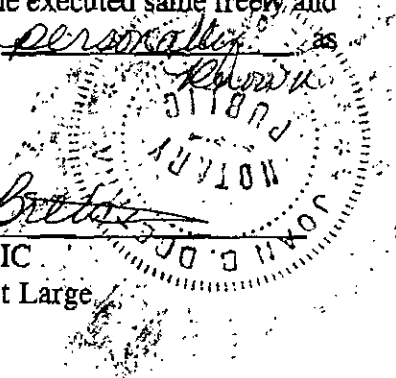

BRIAN McCOY


Print Name: W. Boleva

STATE OF FLORIDA
COUNTY OF Duval

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 22 day of March, 2005, by BRIAN McCOY, to me well known to be the person who acknowledged that he executed same freely and voluntarily, who is personally known to me or who produced personally as identification, and who did not take an oath.


NOTARY PUBLIC
State of Florida at Large



Joan B. Bretana
MY COMMISSION # DD136323 EXPIRES
August 25, 2006
BONDED THRU TROY FAIR INSURANCE INC



Signed in the presence of:

witness
sign →

[Handwritten signature]

Print Name: Forest A. Stein
print name ↑

[Handwritten signature]

MEHRAN ZADEH

witness
sign →

[Handwritten signature]

Print Name: Michelle Stein
print name ↑

STATE OF New York
COUNTY OF Nassau

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 16th day of March, 2005, by MEHRAN ZADEH, to me well known to be the person who acknowledged that he executed same freely and voluntarily, who is personally known to me or who produced Drivers License as identification and who did not take an oath.

[Handwritten signature]

NOTARY PUBLIC

State of New York at Large.

STEPHANIE T. BUONOCORE
Notary Public, State of New York
No. 01BU6003310
Qualified in Nassau County
Commission Expires 08/17/06



Signed in the presence of:

Ellen Chapman
Print Name: ELLEN CHAPMAN

Cheryl McLain Burns
CHERYL McLAIN-BURNS

Marilyn James
Print Name: Marilyn James

STATE OF FLORIDA
COUNTY OF HIGHLANDS
LEE



Ellen F. Chapman
My Commission DD264175
Expires November 02, 2007

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 4 day of April, 2005, by CHERYL McLAIN-BURNS, to me well known to be the person who acknowledged that she executed same freely and voluntarily, who is personally known to me or who produced FL Drivers License as identification, and who did not take an oath.

Ellen F. Chapman
NOTARY PUBLIC
State of Florida at Large

12



S D R PROPERTIES OF DADE CO., INC.
a Florida corporation

By:
Denise Ringfield President

Attest:

Secretary

STATE OF FLORIDA
COUNTY OF DADE

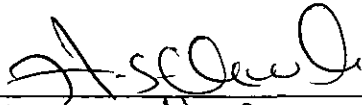
The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 21 day of March, 2005, by Denise Ringfield as President of S D R Properties of Dade Co., Inc. and attested by Grant Sheehan as Secretary, to me well known to me the persons who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced _____ as identification, and who did not take an oath.

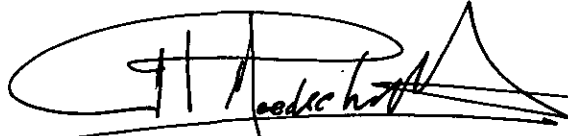
NOTARY PUBLIC
State of Florida at Large

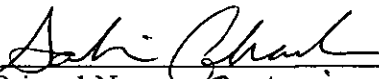
Stephen A Wayner
My Commission DD200893
Expires May 21, 2007



Signed in the presence of:


Printed Name: HARVINDER CHAWLA


RAMON GOEDSCHALK


Printed Name: Sabrina Chawla



HANNA GOEDSCHALK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 24 day of MARCH, 2005, by RAMON GOEDSCHALK and HANNA GOEDSCHALK, husband and wife, to me well known to be the persons who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced drivers license as identification, and who did not take an oath.



S S Chawla
My Commission DD372196
Expires January 22, 2009


NOTARY PUBLIC
State of Florida at Large

57



Signed in the presence of:

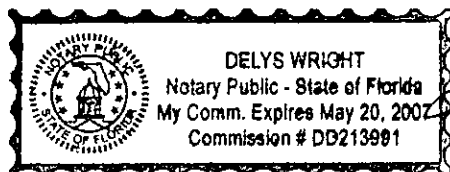
Delys Wright
Printed Name: Delys Wright

Roger McIntyre
Printed Name: ROGER McINTYRE

Abeigail Edwards
Printed Name: Abeigail Edwards

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 1st day of April, 2005, by ROGER McINTYRE, a married man, to me well known to be the person who acknowledged that he executed same freely and voluntarily, who is personally known to me or who produced FL DL# M253789-67-1490 as identification, and who did not take an oath.



Delys Wright
NOTARY PUBLIC
State of Florida at Large



Signed in the presence of:

Marta Betancourt
Printed Name: MARTA BETANCOURT

m.love
MELISSA LOVERMI, as Trustee
of the LOVERMI FAMILY TRUST

[Signature]
Printed Name: ALBERT SOROLANEO

STATE OF FLORIDA
COUNTY OF DADE

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 30th day of March, 2005, by MELISSA LOVERMI, as Trustee of the LOVERMI FAMILY TRUST, to me well known to be the person who acknowledged that she executed same freely and voluntarily, who is personally known to me or who produced _____ as identification, and who did not take an oath.

[Signature]
NOTARY PUBLIC
State of Florida at Large



Maria C. Rueda
Commission # DD332090
Expires: JUNE 24, 2008
AARONNOTARY.com



Signed in the presence of:

Print Name: DH BUIKUS

Print Name: FLORENCE BUIKUS

JAMES R. CIMOCH

SHERRI CIMOCH

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 15 day of MARCH, 2005, by JAMES R. CIMOCH and SHERRI CIMOCH, husband and wife, to me well known to be the person who acknowledged that they executed same freely and voluntarily, who are personally known to me or who produced FL. DR LIC. as identification, and who did not take an oath.

NOTARY PUBLIC
State of Florida at Large

My commission expires:



D. H. Buikus
Commission # DD 019877
Expires June 3, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Signed in the presence of:

Niki Gregor
Print Name: Niki Gregor


Gail H Ford
Print Name: Gail H Ford

Marie Claire F. Hoy
MARIE-CLAIRE F. HOY, as Trustee
Of the Marie-Claire F. Hoy Revocable
Living Trust dated April 30, 2004

STATE OF FLORIDA
COUNTY OF HIGHLANDS



The foregoing Amended Declaration of Covenants and Restrictions for Hawk's Landing of Sebring was acknowledged before me this 4th day of April, 2005, by MARIE-CLAIRE F. HOY, as Trustee of the Marie-Claire F. Hoy Revocable Living Trust dated April 30, 2004, to me well known to be the person who acknowledged that she executed same freely and voluntarily, who is personally known to me or who produced _____ as Identification, and who did not take an oath.

 NICOLE I. GREGOR
Notary Public, State of Florida
My comm. expires May 13, 2005
Comm. No. DD020566

Nicole I. Gregor
NOTARY PUBLIC
State of Florida at Large

FILE# 1307924 RCD: Apr 08 2005 @ 5:11 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co