

9/1/50

MARYANNE MORSE
CLERK OF CIRCUIT COURT

SEMINOLE COUNTY, FL
RECORDED & VERIFIED

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96 NOV 14 PM 2:37

**SECOND AMENDMENT TO COVENANTS AND
RESTRICTIONS OF PICKETT DOWNS UNIT I IN
SEMINOLE COUNTY, FLORIDA**

This Second Amendment to Covenants and Restrictions of Pickett Downs Unit I (the "Amendment") is entered into this 1st day of February, 1996, by a majority of the owners of lots and property of Pickett Downs.

WHEREAS, Lake Pickett Limited Partnership, a Florida Limited Partnership is the developer of the property know as Pickett Downs Unit I as more particularly described on the plat thereof as recorded in plat book 29, Pages 19-21 of the Public Records of Seminole County, Florida.

WHEREAS, Covenants and Restrictions of Pickett Downs Unit I were recorded on December 9, 1983 in Official Records Book 1508, Page 1030 of the Public Records of Seminole County, Florida (the "Covenants and Restrictions").

WHEREAS, the First Amendment to Covenants and Restrictions of Pickett Downs Unit I was recorded on March 14, 1989 in Official Records Book 2161, Page 0134 of the Public Records of Seminole County, Florida (the "First Amendment").

WHEREAS, a majority of the owners of lots and property of Pickett Downs Unit I now desire to amend the Covenants and Restrictions of Pickett Downs Unit I.

NOW, THEREFORE, a majority of the owners of lots and property of Pickett Downs Unit I hereby agree pursuant to Article IV, Section 3 of Covenants and Restrictions that Article IV, Section 3 shall be amended to read:

1. Section 3. Dues and Annual Assessments. Annual Dues in the amount of \$180.00 shall be assessed against each lot for each year, or portion of a year the owner or owners own such lot, for years commencing prior to January 1, 1996 and \$272.50 for years commencing on or after January 1, 1996. There shall be no pro rata of any annual dues. Such other Annual Assessments may be levied as may be determined by majority vote of the members. The rate of Dues may be increased or diminished by majority vote of the members.

2. All other terms and conditions of the Covenants and Restrictions shall remain in full force and effect.

THIS INSTRUMENT PREPARED BY:

NAME BERT TIEBEN
ADDR. 1957 SULTAN CIRCLE
CHULUOTA, FL 32766

OFFICIAL RECORDS
BOOK
PAGE
SEMINOLE CO. FL
3158 0608

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IN WITNESS WHEREOF, we have executed this Second Amendment to Covenants and Restrictions of Pickett Downs Unit I on this 14th day of November, 1996

Rebecca L. Funke
Witness Rebecca L. Funke

PICKETT DOWNS UNIT I
HOMEOWNERS ASSOCIATION

Amy Sue Pieper
Witness Amy Sue Pieper

By: Bert Tichen
OFFICER/DIRECTOR

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SEMINOLE CO. FL

STATE OF FLORIDA
COUNTY OF SEMINOLE

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared an Officer/Director of Pickett Downs Unit I Homeowners Association, to me well known and he acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily, under authority duly vested in him by said Homeowners Association.

Witness my hand and official seal in the County and State aforesaid this 14th day of November 1996.

Produced FLDL [REDACTED]

Rebecca L. Funke
Notary Public, State of FLORIDA
My Commission Expires: 1-30-96

