

FIRST AMENDMENT TO COVENANTS AND
RESTRICTIONS OF PICKETT DOWNS IN
SEMINOLE COUNTY, FLORIDA

This First Amendment to Covenants and Restrictions of Pickett Downs (the "Amendment") is entered into this 10 day of December, 1987, 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 known 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, 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 the lots and property of Pickett Downs Unit I hereby agree pursuant to paragraph 18 of Covenants and Restrictions that:

1. Paragraph 2 of the Covenants and Restrictions shall be amended to read:

2. LAND USE. The lots and property subject to these covenants and restrictions shall be used only for residential purposes and no property shall be used for commercial purposes of any type. No property shall be used for church or school purposes. No building shall be erected, altered, placed or permitted to remain on any property other than one detached single-family dwelling not to exceed two and one-half stories in height, a private garage for at least two and not more than six cars, boathouse not to exceed fifteen (15) feet in height above-water elevation, and not to exceed fifteen (15) feet from the shoreline into the water. The ground floor area, exclusive of open porches and garage, shall not be less than 2,500 square feet of living area for a one-story dwelling, nor less than 1,000 square feet of living area on the ground level for a two or two and one-half story dwelling, provided said dwelling has a minimum of 2,500 square feet of living area over all. There should be no mobile homes, nor modular constructed homes situated or placed on any lot or lots subject to these restrictions.

2. This Amendment shall apply prospectively to all lots or property at Pickett Downs Unit I purchased subsequently to the date that this Amendment is recorded in the Public Records of Seminole County, Florida. For the purposes of this section the date of purchase shall mean the date that legal title is transferred to the purchaser. All lots or property at Pickett Downs Unit I purchased prior to the recordation of this Amendment shall not be subject to the terms and conditions of this Amendment.

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

This instrument is a true and correct copy of the original as recorded in the Public Records of Seminole County, Florida.
1
Graham, ...

SEMINOLE COUNTY, FLORIDA
CLERK OF CIRCUIT COURT
32202

169
21.50

54.00
Tax

2161 0134
SEMINOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

021145
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL

1980 MAR 14 AM 9:39
RECORDED & VERIFIED

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Vance Leclan

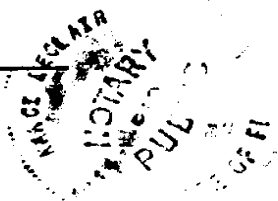
Eddie N. Booker / Book.
Owner's Name: _____
Lot No.: # 6

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 *Eddie N + Jeri Booker*, the owner of lot 6, to me well known and ~~they~~ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 16 day of September, 1989.

Vance Leclan
Notary Public
My Commission Expires:
10/23/90



SEMINOLE CO. FL.
2161 0135
BOOK PAGE
OFFICIAL RECORDS

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Chas. Frandsen
Paul E. Shuff

William E. Belcher
Owner's Name: WILLIAM E. BELCHER & TONSAL R. BELCHER
Lot No.: # 63

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 acknowled-
gments, personally appeared WILLIAM E. BELCHER & TONSAL R. BELCHER the owner of
lot 63, to me well known and HE acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 12th day of January, 1990.

Connie L. Proctor
Notary Public
My Commission Expires: 1991
Notary Public, State of Florida
1990

2161 0136
SEMIMOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Picket Downs on the day and year set forth below.

Witnesses:

Stephen D. Saboff
Owner's Name: _____
Lot No.: 2

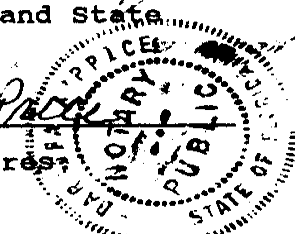
2161 0137
SEMINOLE CO. FL.
BOOK PAGE
GENERAL RECORDS

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 Stephen D. Saboff, the owner of lot 2, to me well known and he acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 18 day of December, 1988.

Barbara A. Price
Notary Public
My Commission Expires:



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 22, 1990.
BONDED THRU GENERAL INS. UND.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Mary A. Lundsten

J. M. Dwyer
Owner's Name: Joseph H. Dwyer, III
Lot No.: # 12

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 acknowl-
edgments, personally appeared Joseph H. Dwyer, III, the owner of
lot #12, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 30th day of November, 1988.

Mary A. Lundsten
Notary Public
My Commission Expires _____

Notary Public, State of Florida at Large
My Commission Expires April 9, 1992



OFFICIAL RECORDS
PAGE
2161 0138
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

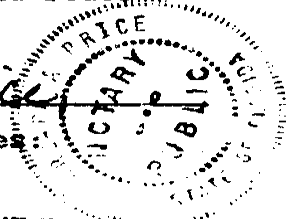
Jose L. Roy Jr.
Owner's Name: _____
Lot No.: 15

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 acknowl-
gments, personally appeared Jose L. Roy Jr., the owner of
lot 15, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 18 day of December, 1989.

Barbara A. Price
Notary Public
My Commission Expires:



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 22, 1991
BONDED THRU GENERAL INS. UNO.

2181 0139
SEMINOLE CO. FL.
BOOK PAGE
OFFICIAL RECORDS

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

[Signature]
[Signature]

Sofia S. Van Hercke
Owner's Name: _____
Lot No.: # 17

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 Sofia S. Van Hercke, the owner of lot 17, to me well known and she acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

I witness my hand and official seal in the County and State aforesaid this 5th day of DECEMBER, 1989.



[Signature]
Notary Public
My Commission Expires:
Notary Public, State of Florida
My Commission Expires: 12/31/91

SEMINOLE CO. FL.
2161 0140
BOOK PAGE
OFFICIAL RECORDS

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

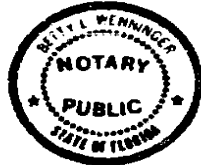
James Gordon
Carol Politis

Richard J. Gulue
Sandra J. Gulue
Owner's Name: _____
Lot No.: 18

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 Richard J. Gulue and Sandra J. Gulue, the owner of lot 18, to me well known and _____ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 21st day of Dec, 1989.



MY COMMISSION
EXPIRES SEPT 28, 1991

Betty L. Wrenniger
Notary Public
My Commission Expires:

OFFICIAL RECORDS
BOOK PAGE
2161 0141
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Nanci Leclair

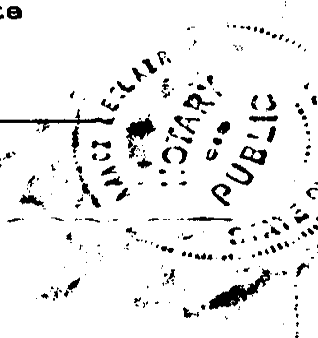
Timothy E. Brewer / Heidi M. Brewer
Owner's Name: Timothy E. and Heidi M. Brewer
Lot No.: #19

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 Timothy E. + Heidi M. Brewer the owner of lot 19, to me well known and acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 17 day of December, 1989.

Nanci Leclair
Notary Public
My Commission Expires:
10/23/90



OFFICIAL RECORDS
BOOK PAGE
2181 0142
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Randy L. Susich 12/19/89 Pauline B. Robinson 12-19-89
Owner's Name: Randy L. Susich
Lot No.: 20

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 Randy L. Susich, the owner of lot 20, to me well known and Pauline B. Robinson acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 19th day of December, 1989.

Denise M. Collins
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 3, 1990



OFFICIAL RECORDS
BOOK PAGE
2101 0143
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

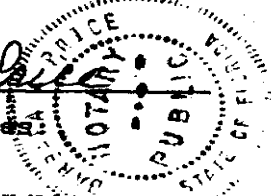
Stephen D. Saboff
Owner's Name: _____
Lot No.: 21

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 acknowl-
gments, personally appeared Stephen D. Saboff, the owner of
lot 21, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 18 day of December, 1988.

Barbara A. Talley
Notary Public
My Commission Expires: _____



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 22, 1992
BONDED THRU GENERAL INS. UMO.

2161 0144
SEMINOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

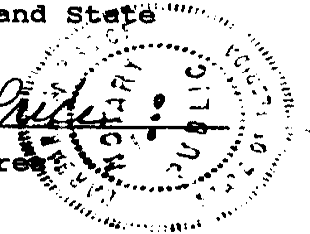
Patricia S. Julian
Owner's Name: _____
Lot No.: 22

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 Patricia P. Julian, the owner of lot 22, to me well known and she acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 18 day of December, 1988.

Barbara A. Pridemore
Notary Public
My Commission Expires _____



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 22, 1991
BONDED THRU GENERAL INS. UND.

OFFICIAL RECORDS
BOOK PAGE
2161 0145
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Nanci Leclaire

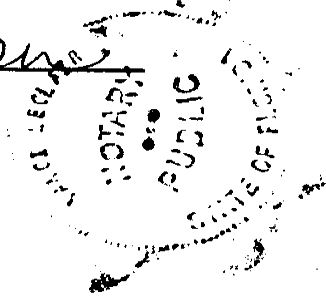
Nasser Hodaayat
Owner's Name: *Nasser Hodaayat*
Lot No.: *23*

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 *Nasser Hodaayat*, the owner of lot *23*, to me well known and ~~known~~ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this *16* day of *December*, 1989.

Nanci Leclaire
Notary Public
My Commission Expires:
1/23/90



OFFICIAL RECORDS
BOOK 2161 PAGE 0146
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

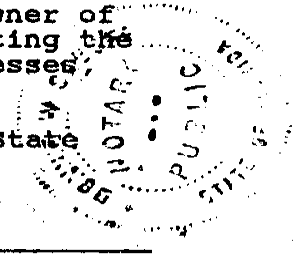
Diane M. Carver
Lyne Hoza

Daniel E. Saroff
Owner's Name: DANIEL E SAROFF
Lot No.: 25

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 acknowl-
gments, personally appeared Daniel E. Saroff, the owner of
lot 25, to me well known and acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 21 day of December, 1989.



Daniel E. Saroff
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES 12/31/1993
DANIEL E. SAROFF, NOTARY PUBLIC

OFFICIAL RECORDS
BOOK PAGE
2161 0147
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

[Signature]
[Signature]

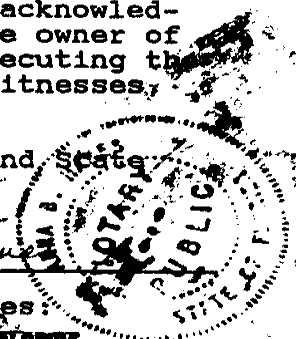
[Signature]
Owner's Name: Deborah Smith
Lot No.: 27

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 Deborah Smith, the owner of lot 27, to me well known and acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and aforesaid this 19th day of December, 1989.

Anna B. [Signature]
Notary Public
My Commission Expires: _____
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES APRIL 28, 1990.
BONDED THIRD NOTARY PUBLIC UNDERWRITER



2161 0148
SEMINOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Marci Leclan

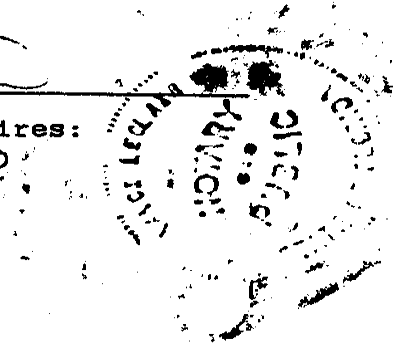
Diane Eichler
Frederick C. Eichler
Owner's Name: _____
Lot No.: 31

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 Frederick + Diane Eichler the owner of lot 31, to me well known and ~~that~~ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 16 day of December, 1989.

Marci Leclan
Notary Public
My Commission Expires: 10/23/90



SEMINOLE CO. FL.
2161 0149
OFFICIAL RECORDS
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Jacqueline J. Caldwell
Sharon R. R. R.

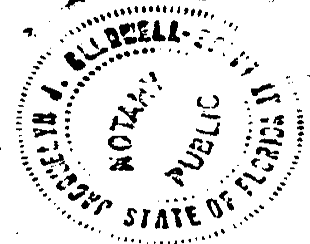
Larry Serafin
Owner's Name: LARRY SERAFIN
Lot No.: 432

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 LARRY SERAFIN, the owner of lot 32, to me well known and HE acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 19th day of DECEMBER, 1989.

Jacqueline J. Caldwell
Notary Public
My Commission Expires: 11-12-93



OFFICIAL RECORDS
BOOK PAGE
2161 0150
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Cindy L. Benge
Owner's Name: Cindy Benge
Lot No.: # 128

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 acknowled-
gments, personally appeared Cindy Benge, the owner of
lot _____, to me well known and she acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 11 day of January, 1989. 1990

Rebecca Riedel
Notary Public
My Commission Expires: 10/1/94
Bonds thru Patterson-Beech Agency

REBECCA RIEDEL
SEMINOLE CO. FL.
2161 0151
OFFICIAL RECORD
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Nanci Leclair

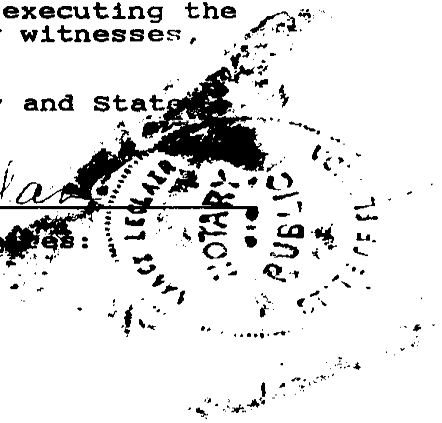
Francis J. Horn / Mary I. Horn
Owner's Name: _____
Lot No.: 35

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 Francis J + Mary I. Horn, the owner of lot 35, to me well known and they acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 16 day of September, 1989.

Nanci Leclair
Notary Public
My Commission Expires:
10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0152
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

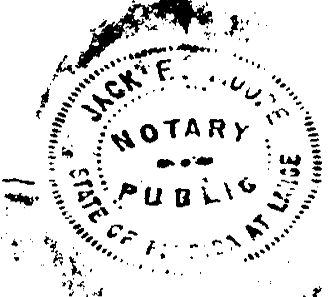
[Signature]

Sofia S. Van Hercke
Owner's Name: _____
Lot No.: # 36

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 Sofia S. Van Hercke, the owner of lot 36, to me well known and SHE acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 5th day of DECEMBER, 1988.



Jack E. Moore
Notary Public
My Commission Expires:
Notary Public, State of Florida
My Commission Expires March 21, 1991
Bonded Thru Troy Fair - Insurance Inc.

OFFICIAL RECORDS
BOOK PAGE
2161 0153
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

George J. Spenser

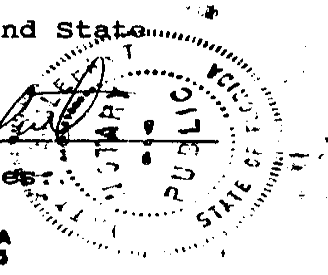
Jeffrey Kain
Owner's Name: Jeffrey Kain
Lot No.: 40

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 acknowled-
gments, personally appeared JEFFREY KAIN, the owner of
lot 40, to me well known and _____ acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 8th day of DECEMBER, ~~1988~~. 1989.

Myra J. Eynard
Notary Public
My Commission Expires _____



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB. 23, 1993
BONDED THRU GENERAL B.S. LIND.

OFFICIAL RECORDS
BOOK PAGE
2161 0154
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

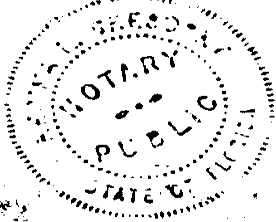
Witnesses:

Jeanne M. Legare / Daniel J. Bojars
Owner's Name: _____
Lot No.: 791

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 Jeanne M. Legare & Daniel J. Bojars the owner of lot # 791, to me well known and They acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 29 day of November, 1989.



[Signature]

Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES DEC. 26, 1989
BONDED THROUGH ASHTON AGENCY, INC.

2161 0155
SEMINGLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Hanci Leclair

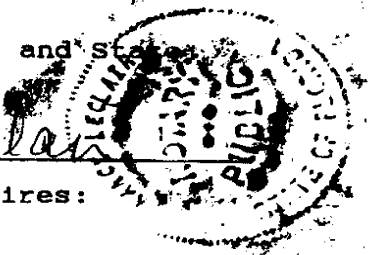
Richard M. Strauss
Owner's Name: Marianne Strauss
Lot No.: 43

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 Richard M. + Marianne Strauss, the owner of lot 43, to me well known and they acknowledged executing the aforesaid instrument in the presence of subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 16 day of December, 1989.

Hanci Leclair
Notary Public
My Commission Expires: 10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0158
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Nanci Lecler

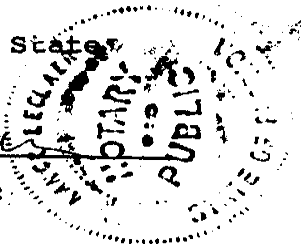
Michael E. London
Owner's Name: MICHAEL E. LONDON
Lot No.: 46

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 Michael E. London, the owner of lot 46, to me well known and he acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 16 day of December, 1989.

Nanci Lecler
Notary Public
My Commission Expires: 10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0157
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

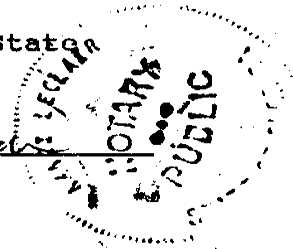
Thomas M. Egan
Barbara C. Simpson
Owner's Name: _____
Lot No.: 47

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 acknowled-
gments, personally appeared Thomas M. & Barbara C. Simpson the owner of
lot 47, to me well known and they acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 31 day of January, 1988.

Daniel Lee La...
Notary Public
My Commission Expires:
10/23/90



ETHICAL RECORDS
BOOK PAGE
2161 0158
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Maria Leclair

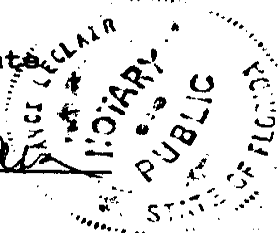
Daniel E Lebrecht
Owner's Name: _____
Lot No.: 48

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 acknowled-
gments, personally appeared Daniel E Lebrecht, the owner of
lot 48, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 31 day of December, 1989.

Maria Leclair
Notary Public
My Commission Expires:
10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0159
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Fanci Leclair

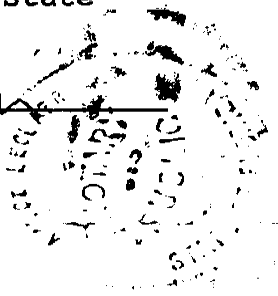
Dewey Osborne
Owner's Name: _____
Lot No.: # 49

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 acknowl-
gments, personally appeared Dewey Osborne, the owner of
lot 49, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 27 day of December, 1989.

Fanci Leclair
Notary Public
My Commission Expires:
10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0160
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Jeffrey J. Hume
Julie K. Hume

Michael J. Henry
Owner's Name: Michael J. Henry
Lot No.: 50

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 acknowledg-
gments, personally appeared Michael J. Henry, the owner of
lot 50, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 22 day of December, 1999.

James M. [Signature]
Notary Public
My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXP. RES. APRIL 3, 1992.
NOTARY PUBLIC UNDER CHAPTER 119, F.S.

OFFICIAL RECORDS
BOOK PAGE
2161 0161
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

James Leelan

Richard D. Werner
Beatrice Werner
Owner's Name: _____
Lot No.: # 52

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 acknowled-
gments, personally appeared Richard D. + Beatrice Werner the owner of
lot 52, to me well known and ~~they~~ acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 23 day of December, 1987.

James Leelan
Notary Public
My Commission Expires:
Oct 23, 1990



OFFICIAL RECORDS
PAGE
2181 0162
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Mildred Gloucom
Christa Rankin

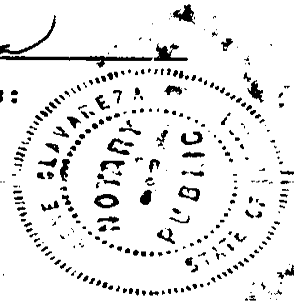
Lisa K. Matthews
Owner's Name: Julio Morales
Lot No.: # 58

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 acknowled-
gments, personally appeared Mr. Julio Morales & LK Matthews the owner of
lot 58, to me well known and I acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 11th day of Decembaer, 2008. 1989.

Rene Clavarez
Notary Public
My Commission Expires:



OFFICIAL RECORDS
PAGE
2181 0163
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

David E. Burns

Owner's Name: DAVID BURNS
Lot No.: # 59

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 acknowl-
gments, personally appeared David Burns, the owner of
lot 59, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 22nd day of December, 1989 no.

Nancy S. Schmitt
Notary Public
My Commission Expires: March 31, 1990
My Commission expires March 31, 1990.
Bonded Title Troy Fair - Insurance 100%

OFFICIAL RECORDS
BOOK PAGE
2161 0164
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Brenda K. Murray
Maria L. Gotshall

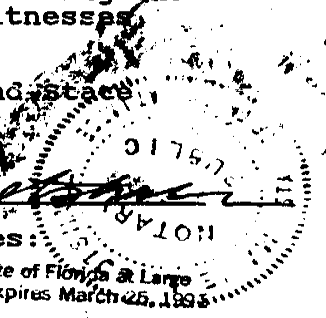
Paul A. Anderson
Owner's Name: Christie Jordan
Lot No.: 60

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 Paul A. Anderson, the owner of lot 60, to me well known and he acknowledged executing the aforesaid instrument in the presence of subscribing witnesses freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 20th day of December, 1989.

Maria L. Gotshall
Notary Public
My Commission Expires:
Notary Public, State of Florida & Large
My Commission Expires March 25, 1993



BOOK PAGE
2161 0165
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Marianna E. DePol
Jan DePol
Owner's Name: _____
Lot No.: A61

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 Marianna E. & Jan DePol, the owner of lot 01, to me well known and ~~they~~ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 31 day of December 1989.

Janice Leclan
Notary Public
My Commission Expires:
10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0165
SEMINOLE CO., FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

R. L. Bush
William E. Hunt

Owner's Name: John & Jeanette M. Taylor
Lot No.: 62

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 JOHN & JEANETTE TAYLOR the owner of lot #62, to me well known and they acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 22 day of NOV, 1989.

Notary Public
My Commission Expires February 1, 1993
State of Florida, at Large
My Commission Expires February 1, 1993

OFFICIAL RECORDS
BOOK 2161 PAGE 0167
SEMINOLE CO., FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

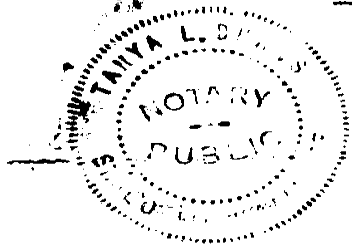
Jama S. Burns
Priscilla S. Whaley

GORDON ANTHONY
Owner's Name: GORDON ANTHONY
Lot No.: 77

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 GORDON ANTHONY, the owner of lot 77, to me well known and acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 16th day of October, 1988.



Jama S. Burns
Notary Public
My Commission Expires:
Notar. Pub. No. 01140000000000000000
My Commission Expires Oct. 23, 1993

2161 0168
SEMNOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

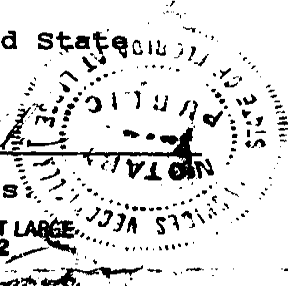
John Trube _____
Frank Danes _____
Owner's Name: _____
Lot No.: #73 _____

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 Frank Danes, the owner of lot 73, to me well known and _____ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 13th day of December, 1988.

Edward Heckathorn
Notary Public
My Commission Expires _____



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 10, 1992
BONDED THROUGH ASHTON AGENCY, INC.

2161 0169
SCHEINLE CO. FL.
OFFICIAL RECORDS
PAGE

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

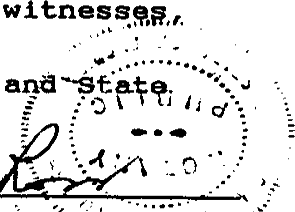
Owner's Name: R. Terry Newell
Lot No.: 1274

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 R. Terry Newell, the owner of lot #74, to me well known and he acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 20 day of December, 1989.

Cheryll R. [Signature]
Notary Public
My Commission Expires: 10-7-91



OFFICIAL RECORDS
PAGE
2161 0170
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

Patricia I. Linn

Keith M. Linn

Owner's Name: KEITH & PATRICIA LINN
Lot No.: 75

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 acknowl-
gments, personally appeared PATRICIA & KEITH M. LINN, the owners of
lot 75, to me well known and I acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 20 day of November, 1988.

Beverly Carpenter
Notary Public
My Commission Expires



Notary Public, State of Florida at Large
My Commission Expires Dec. 14, 1988

OFFICIAL RECORDS
BOOK 2161 PAGE 0171
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

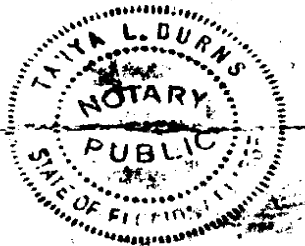
Jessie A. Burns
Maitha Almy

Hardy Vaughn
Hardy Vaughn, Trustee
Owner's Name: _____
Lot No.: 78

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 Hardy Vaughn, the owner of lot _____, to me well known and _____ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 13th day of October, 1989.



Jessie A. Burns
Notary Public
My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 23, 1990

OFFICIAL RECORDS
PAGE
2161 0172
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counter-
parts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to
Covenants and Restrictions of Pickett Downs on the day and year
set forth below.

Witnesses:

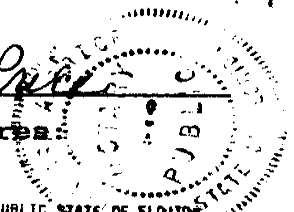
Raymond T Hibbard
Owner's Name: _____
Lot No.: 79

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 acknowled-
gments, personally appeared Raymond T Hibbard, the owner of
lot 79, to me well known and he acknowledged executing the
aforesaid instrument in the presence of subscribing witnesses,
freely and voluntarily.

Witness my hand and official seal in the County and State
aforesaid this 18 day of December, 1988.

Barbara A. Price
Notary Public
My Commission Expires: _____



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/1991
BONDED THROUGH GENERAL INS. UND.

OFFICIAL RECORDS
PAGE
2161 0173
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

Janice Leclair

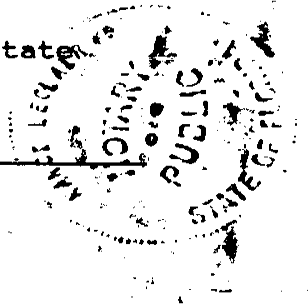
Michael A. Shumack
Owner's Name: Karen L. Shumack
Lot No.: # 80

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 Michael A + Karen L. Shumack the owner of lot 80, to me well known and _____ acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 17 day of December, 1989.

Janice Leclair
Notary Public
My Commission Expires:
10/23/90



OFFICIAL RECORDS
BOOK PAGE
2161 0174
SEMINOLE CO. FL.

4. This Amendment may be executed in multiple counterparts with each counterpart being deemed an original.

IN WITNESS WHEREOF, we have executed this First Amendment to Covenants and Restrictions of Pickett Downs on the day and year set forth below.

Witnesses:

John A. Taylor
J. Emmett M. Taylor

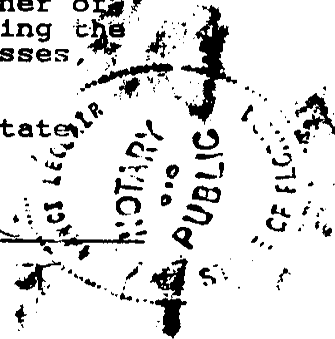
Linda J. Schultz
Owner's Name: _____
Lot No.: 37

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 Linda J. Schultz, the owner of lot 37, to me well known and she acknowledged executing the aforesaid instrument in the presence of subscribing witnesses, freely and voluntarily.

Witness my hand and official seal in the County and State aforesaid this 31 day of December, 1989.

Francis L. Leland
Notary Public
My Commission Expires: 10/23/90



OFFICIAL RECORDS
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2181 0175
SEMINOLE CO. FL.