

**SIXTH AMENDMENT TO COVENANTS AND
RESTRICTIONS OF PICKETT DOWNS UNIT 1 IN
SEMINOLE COUNTY, FLORIDA**

This Sixth Amendment to Covenant and Restrictions of Pickett Downs Unit 1 (the "Amendment") is entered into this March 1, 2022 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 1 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 1 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 1 was recorded on March 14, 1989 in Official Records Book 2161, Page 0134 of the Public Records of Seminole County, Florida (the "Second Amendment").

WHEREAS, the Second Amendment to Covenants and Restrictions of Pickett Downs Unit 1 was recorded on November 14, 1996 in Official Records Book 3158, Page 0609 of the Public Records of Seminole County, Florida (the "Second Amendment").

WHEREAS, the Third Amendment to Covenants and Restrictions of Pickett Downs Unit 1 was recorded on May 9, 2006 in Official Records Book 6236, Page 1450 of the Public Records of Seminole County, Florida (the "Third Amendment").

WHEREAS, the Fourth Amendment to Covenants and Restrictions of Pickett Downs Unit 1 was recorded on December 27, 2023 in Official Records Book 10556, Page 1673 - 1674 of the Public Records of Seminole County, Florida (the "Fourth Amendment").

WHEREAS, the Fifth Amendment to Covenants and Restrictions of Pickett Downs Unit 1 was recorded on December 29, 2023 in Official Records Book 10558, Pages 843 – 844 of the Public Records of Seminole County, Florida (the "Fifth Amendment").

WHEREAS, a majority of the owners of lots and property of Pickett Downs Unit 1 now desire to amend the Covenants and Restrictions of Pickett Downs Unit 1.

NOW, THEREFORE, a majority of the owners of lots and property of Pickett Downs Unit 1 hereby agree pursuant to Article IV, Section 3 of Covenants and Restrictions that Article IV, Sections 3 shall be amended to read:

Section 3. Dues and Annual Assessments. Starting with the 2008 Annual Assessment, the annual road fund fee will be increased by \$350 per lot (from \$150 to \$500). By itself, this increase will raise the total current annual dues from \$400 to \$750 per lot per year). The increase will stay in effect until all roads in Pickett Downs Phase I are repaved with edge work completed (estimated to be completed over five years with all monies in the fund to be spent each year.

This Instrument Prepared By:

Name: Jackie Serafin
Address: 1921 Eclipse Place, Chuluota, FL

Pickett Downs Homeowners Association Page 1 of 2

The annual road fund fee will decrease the following year to \$350 per lot (a \$150 decrease in annual dues), with all future road funds to be invested in interest bearing no load mutual funds which may only be used for general road repairs and/or future resurfacing, in whole or in part and shall be assessed against each lot for each year, or portion of the year the owner or owners own such lot, commencing upon execution of this instrument. ~~<AMENDED March 1, 2022> Dues of \$600 will increase to \$650 with the increase to be used to establish a landscape fund effective with 2023 dues. <AMENDED December 19, 2024> Dues of \$650 will increase to \$675 effective with 2025 dues.~~ 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.

IN WITNESS WHEREOF we have executed these Amendments to Covenants and Restrictions of Pickett Downs Unit 1 on this 7 day of March 2025.

[Signature]
Witness
Marissa Brisbane
Print Name

[Signature] TREASURER
Officer/Director
JACQUELYN SERAFIN
Print Name

[Signature]
Witness
Franki Cruz
Print Name

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 03-07-2025 (Date) by Jacquelyn Serafin Treasurer (Name and Title of Position), who is personally known to me or who has produced FL DL (Type of Identification) as identification.

[Signature]
Signature of Notary Public

(Seal)

Stephanie Pelletier
Print, Type or Stamp Name of Notary

