

**SECOND AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
LAURELWOOD AT BAYSIDE LAKES SUBDIVISION**

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Laurelwood at Bayside Lakes Subdivision, made as of the date hereinafter set forth by TOWN CENTER PARTNERS, LTD., a Florida Limited Partnership, hereinafter referred to as "Developer".

WITNESSETH:

- A. Developer is the Developer under the Declaration of Covenants, Conditions and Restrictions Laurelwood at Bayside Lakes Subdivision is recorded in Official Records Book 4691, Page 1465, (the "Declaration") Public Records of Brevard County, Florida.
- B. Article VIII, Section 2, of the Declaration provides for Amendment of the Declaration by the affirmative vote or written action of the Developer.
- C. Developer desires to amend the Declaration.

NOW, THEREFORE, Developer hereby amends and supplements the Declaration by this written action as follows:

1. Article II, ARCHITECTURAL AND AESTHETIC REQUIREMENTS, is hereby amended as follows:

Section 2. Construction Plan Review.

The time period in which The Committee is required to notify the Lot Owner, in writing, of the Committee's approval or disapprove of any project shall be extended from 15 days to 30 days.

(b) ...The Committee shall notify the Lot Owner, in writing, within 30 days of receipt of all required evidence, of the Committee's approval or disapproval of any project. Said written notice may be signed by any one member of the Committee. Failure to notify the Lot Owner within 30 days shall be deemed an approval by the Committee.

2. Article II, ARCHITECTURAL AND AESTHETIC REQUIREMENTS, is hereby amended as follows:

Section 6. Roof, Shingle Material and Exterior Elevations.

No primary portion of a straight gable or hip roofs may be built with a pitch lower than 6/12. All roofs shall be pitched except for those areas over porches and patios. The Committee must approve the type, color, and style of all shingle and roof covering materials. Shingles must be architectural grade, 30 year shingles which are fungus-resistant. Tiles must be earth-tone in color. The Committee may reject any exterior elevation based on the roof line, shingle or tile type or color, roof covering material or exterior elevation appearance that in its judgment is not within the character in keeping up with the standards of the subdivision.

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 2	#Names: 3
Trust: 1.50	Rec: 17.00      Serv: 0.00
Deed: 0.00	Excise: 0.00
Mtg: 0.00	Int Tax: 0.00



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3. Article II, ARCHITECTURAL AND AESTHETIC REQUIREMENTS, is hereby amended as follows:  
Section 8. Garages.

The following sentence shall be added to Section 8.:

Lot numbers 71, 72 and 9 specifically will be permitted to construct garages with overhead garage doors facing the paved street.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the 4 day of June, 2004.

Signed, sealed and delivered  
in the presence of:

TOWN CENTER PARTNERS, LTD.,  
a Florida Limited Partnership  
By: BAYSIDE LAKES DEVELOPMENT CORPORATION,  
a Florida corporation, its  
General Partner

By: B. E. Jefferies  
Benjamin E. Jefferies, President

Irene Sullivan  
Witness Signature

Irene Sullivan  
Print Witness Name

Benjamin E. Jefferies  
Witness Signature

Benjamin E. Jefferies  
Print Witness Name



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STATE OF FLORIDA

COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared BENJAMIN E. JEFFERIES, as President of BAYSIDE LAKES DEVELOPMENT CORPORATION, the General Partner of Town Center Partners, Ltd., a Florida Limited Partnership, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. The said person was not under oath.

WITNESS my hand and official seal this 4 day of June, 2004.



Irene Sullivan  
Commission # CC 965550  
Expires Sep. 5, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

Irene Sullivan  
Notary Public Signature

My Commission Expires:

Irene Sullivan  
Print Notary Public Name