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Mary M. Johnson, Clerk
Santa Rosa County, Florida
DEPUTY CLERK vvs
#1
Trans # 187458

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**AMENDMENT TO THE COVENANTS,
CONDITIONS AND RESTRICTIONS OF VICTORIAN
VILLAGE, A SUBDIVISION LOCATED IN THE
COUNTY OF SANTA ROSA, STATE OF FLORIDA, TO ADD
VICTORIAN VILLAGE-PHASE 2**

PLAT BOOK '91 PAGE 57

THIS AMENDMENT made this 24 day of FEBRUARY, 2004, by **GRAND ISLE RESORTS, INC.**, a Florida corporation, and C. Paul McNemar hereinafter collectively referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant executed the Covenants, Conditions and Restrictions of Victorian Village, a Subdivision located in the County of Santa Rosa, State of Florida ("Declaration") and recorded same in Official records Book 2224 at Page 1224 of the public records of Santa Rosa County, Florida; and

WHEREAS, the Declaration contemplated annexation of additional units; and

WHEREAS, Declarant now desires to amend the Declaration to add Victorian Village-Phase 2, which is owned by Declarant and the legal description for which is as set forth on Exhibit "A", (the "Property") incorporated herein by reference.

NOW, THEREFORE, Declarant hereby declares that all of the Property described in Exhibit "A" shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as same may have been previously amended and as amended by this Amendment, all of which are for the purpose of protecting the value and desirability of said Property and which shall run with the Property and be binding on all parties having any right, title or interest in the Property described in the attached Exhibit "A", or any part thereof, and on all

persons deraigning title through the Declarant, their respective heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I **DEFINITIONS**

- 1) Terms contained in this Amendment shall have same meaning as set forth in the Declaration unless specified otherwise in this Amendment.
- 2) "Amendment" shall mean this instrument entitled Amendment to the Covenants, Conditions and Restrictions of Victorian Village, a Subdivision located in the County of Santa Rosa, State of Florida to add Victorian Village-Phase 2.
- 3) "Properties" or "Property" or "Subject Property" shall now include the property described on the attached Exhibit "A".
- 4) The definition of "Common Areas" shall be expanded to include Parcel "L" as shown on the Plat.
- 5) The term "Plat" shall now include the plat of Victorian Village-Phase 2 recorded in the public records of Santa Rosa County.

ARTICLE II **MEMBERSHIP AND VOTING RIGHTS**

It is the intention of the Declarant by this Amendment to annex the property described on the attached Exhibit "A" as Victorian Village-Phase 2, and bring same under the jurisdiction of the Association as contemplated by provisions of Article II, Section 2 and Article III, Section 7 of the Declaration.

ARTICLE III **GENERAL PROVISIONS**

The provisions of Article III, General Provisions contained in the Declaration, shall apply to all Lots in Victorian Village-Phase 2.

ARTICLE IV **COMMON AREAS**

The provisions of Article IV, Common Areas, contained in the Declaration shall apply to all Lots in Victorian Village-Phase 2.

ARTICLE V
ASSESSMENTS

The provisions of Article V, Assessments contained in the Declaration shall apply to all Lots in Victorian Village-Phase 2.

ARTICLE VI
ARCHITECTURAL CONTROL

The provisions of Article VI, Architectural Control, contained in the Declaration shall apply to all Lots in Victoria Village-Phase 2.

ARTICLE VII
ADDITIONAL RESTRICTIONS

The provisions of Article VII, Additional restrictions, contained in the Declaration shall apply, as appropriate, to all Lots in Victorian Village-Phase 2, except that all Lots in Victorian Village Phase-2 shall be exempt from the provisions of Sections 29 and 30 unless specified otherwise below.

Lot owners of Corner Lots 16, Block D and Lot 27, Block C shall be required to construct a 5-foot wide sidewalk along the side street, which shall be located two feet from back of curb extending five feet towards side property line. The sidewalks shall extend to the curb terminating with a handicap ramp at paving level.

Lot owners of Corner Lots 16, Block D and Lot 27, Block C shall be required to plant canopy trees along the side street line. The trees shall be spaced starting twenty-five feet from front property line and spaced no more than fifty feet on center towards the rear property line.

For purposes of setback lines, Corner Lots 16, Block D and Lot 27, Block C shall be considered to face Illinois Place, as shown on the recorded Plat.

ARTICLE VIII
LAWN IRRIGATION

The provisions of Article VIII, Lawn Irrigation, contained in the Declaration shall apply to all Lots in Victorian Village-Phase 2.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Covenants, Conditions and Restrictions of Victorian Village, a Subdivision located in County of Santa Rosa, State of Florida to add Victorian Village-Phase 2, this 24 day of February, 2004.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Debbie Burgess

[Signature]
Print Name: Diana Maurer

DECLARANT:

GRAND ISLE RESORTS, INC.
A Florida Corporation

By: [Signature]
Howard O. Head,
It's President

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Debbie Burgess

[Signature]
Print Name: Diana Maurer

C. Paul McNemar by Terry L. McNemar
C. Paul McNemar by Terry L. McNemar as his
Attorney-in-Fact as POA

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of February, 2004, by Howard O. Head, as President of GRAND ISLE RESORTS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC
My Commission Expires:

(SEAL)

