

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF ANDERSON LANE ESTATES**

THIS AMENDMENT confirmed the 22nd day of July 2023, to the Declaration of Covenants, Conditions and Restrictions for Anderson Lane Estates as recorded in OR Book 4248, Page 2045, of the Public Records of Santa Rosa County, Florida ("Covenants"), is made by the Board of Directors and the Membership of Anderson Lane Estates Owners' Association, Inc. ("HOA").

WHEREAS, the Membership desires to amend the Covenants;

WHEREAS, the Membership is empowered to make this amendment without the need of joinder or consent of any other party pursuant to Section 9.06 of the Covenants; and

WHEREAS, although not required, the HOA desires to join in such amendment.

NOW THEREFORE, pursuant to the Membership's powers set forth above, and as evidenced by the signature of the Board of Directors' President of the HOA, the following amendment to the Covenants are hereby ratified:

ARTICLE I, SECTION 1.03, SUBPART (i)

"Common Area" means all real property within the Subdivision which is owned or leased by the Association or dedicated for use or maintenance by the Association or its members, regardless of whether title has been conveyed to the Association. This shall include, but not be limited to, the pond easement more fully described as:

POND EASEMENT COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE PROCEED NORTH 00 DEGREES 45 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 25, FOR A DISTANCE OF 1858.53 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 46 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 29.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ANDERSON LANE (RIGHT-OF-WAY WIDTH NOT DETERMINED) FOR THE POINT OF BEGINNING; THENCE POINT OF BEGINNING; THENCE; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 180.02 FEET TO A POINT; THENCE PROCEED NORTH 00 DEGREES 40 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 1223.27 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 40.50 FEET TO A POINT; THENCE PROCEED SOUTH 00 DEGREES 19 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 1213.00 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 46 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 132.08 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF ANDERSON LANE; THENCE PROCEED SOUTH 00 DEGREES 40 MINUTES 40 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINING 1.273 ACRES OF LAND.