

Prepared By and Return To:
Phillip A. Pugh of
Emmanuel, Sheppard and Condon
30 South Spring Street
Pensacola, Florida 32501
850/433-6581
File Number A0227-114801

**AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS
OF MANCHESTER SUBDIVISION TO ADD OSPREY PLACE**

THIS AMENDMENT made this 28 day of February, 2007, by **A. Blaney, L.L.C.**, a Florida limited liability company, hereinafter referred to as "**A. Blaney**", and **Bauer Road Developers, LLC**, a Florida limited liability company, hereinafter referred to as "**Declarant**," and joined by **Adams Homes of Northwest Florida, Inc.**, a Florida corporation, hereinafter referred to as "**Adams**", **Southern Home & Construction, Inc.**, a Florida corporation, hereinafter referred to as "**Southern**", **BRM Residential Homes, Inc.**, a Florida corporation, hereinafter referred to as "**BRM**", **Escambia, Inc.**, a Florida corporation, hereinafter referred to as "**Escambia**", **Tyler Walker and Vickie Walker**, husband and wife, hereinafter referred to as "**Walker**", **David E. Schwartz**, hereinafter referred to as "**Schwartz**", **Ruben Gardner and Theresa Gardner**, husband and wife, hereinafter referred to as "**Gardner**", **Christopher and Costermecker Epps**, husband and wife, hereinafter referred to as "**Epps**", and **Daryl Berg and Natalie Berg**, husband and wife, hereinafter referred to as "**Berg**".

WITNESSETH

WHEREAS, Declarant executed the Covenants, Conditions and Restrictions of Manchester Subdivision and recorded same in Official Records Book 5894 at Page 1669 in the Public Records of Escambia County, Florida ("Declaration"); and

WHEREAS, the Declaration contemplated the annexation of additional property;
and

WHEREAS, Declarant now desires to amend the Declaration to add the property described on Exhibit "A" which is to be platted as Osprey Place, a subdivision in Escambia County, Florida, which property is owned by **A. Blaney**.

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such time as said lands are platted as Osprey Place. In the event A. Blaney elects not to plat said lands as aforesaid, A. Blaney may execute and record a notice setting forth such facts whereupon this First amendment shall be of no effect.

IN WITNESS WHEREOF, **A. Blaney and Declarant, Adams, Southern, BRM, Escambia, Walker, Schwartz, Gardner, Epps and Berg**, have executed this Amendment this 28 day of February 2007.

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WHEREAS, Adams, Southern, BRM, Escambia, Walker, Schwartz, Gardner, Epps and Berg are joining in this Amendment as Owners of property located in Manchester Subdivision.

NOW, THEREFORE, upon the recording of the Plat of Osprey Place in the Public Records of Escambia County, Florida, the Declaration shall be automatically amended without any further action by anyone as follows:

1. The lands encompassed in the Plat of Osprey Place are added to the term "Subject Property," and to the term "Subdivision."

~~2. The term "Lot" and/or "Lots" shall also include all of the individual parcels of land depicted on the Osprey Place Plat, being Lots 1 through 35 as depicted on the Osprey Place Plat.~~

3. The term "Common Area" shall also include Parcel C as shown on the Plat of Osprey Place.

4. All the provisions of the Declaration are specifically applicable to the Lots depicted on the Plat of Osprey Place except that the minimum floor area with respect to each single family dwelling constructed in Osprey Place shall contain a minimum floor area of 1,500 square feet of air conditioned living area, exclusive of garages, porches, patios and terraces.

5. The Owners of all of the Lots in Osprey Place shall be members of the Association and shall be obligated to pay Assessments in accordance with the provisions of the Declaration and the Articles of Incorporation and Bylaws of the Association.

~~6. All terms defined in the Declaration and used in this Amendment shall have the meanings ascribed to such terms in the Declaration, except to the extent provided in this Amendment.~~

The First Amendment shall have no effect on the lands described on Exhibit "A" until such time as said lands are platted as Osprey Place. In the event A. Blaney elects not to plat said lands as aforesaid, A. Blaney may execute and record a notice setting forth such facts whereupon this First amendment shall be of no effect.

IN WITNESS WHEREOF, A. Blaney and Declarant, Adams, Southern, BRM, Escambia, Walker, Schwartz, Gardner, Epps and Berg, have executed this Amendment this 28 day of February 2007.

Gal Morris
Print Name: GAL MORRIS
Virginia Palmer
Print Name: Virginia Palmer

A. BLANEY, LLC, a
Florida limited liability company

By: *Ronald E. Swaine*
Print Name: RONALD E. SWAINE
Its: MANAGER

STATE OF FLORIDA
COUNTY OF Hecama

The foregoing instrument was acknowledged before me this 5 day of March, 2007, by RONALD E. SWAINE as MANAGER of A. BLANEY, L.L.C., a Florida limited liability company, on behalf of company and who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



Bill Morris
Print Name: GAIL MORRIS
Virginia Palmer
Print Name: Virginia Palmer

BAUER ROAD DEVELOPERS, LLC
a Florida limited liability company

By: *Ronald E. Swaine*
RONALD E. SWAINE, Managing Member
Partner

STATE OF FLORIDA
COUNTY OF Escambia

* Member _____

The foregoing instrument was acknowledged before me this 5 day of March, 2007, by **RONALD E. SWAINE** as Managing ~~Partner~~ of **BAUER ROAD DEVELOPERS, LLC**, a Florida limited liability company, on behalf of the company and who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



Gail Morris
Print Name: GAIL MORRIS
Dianne King
Print Name: Dianne King

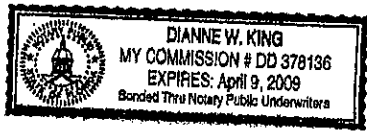
**ADAMS HOMES OF NORTHWEST
FLORIDA, INC. a Florida corporation**

By: *Wayne L. Adams*
WAYNE L. ADAMS, President

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26 day of February, 2007, by **WAYNE L. ADAMS** as President of **ADAMS HOMES OF NORTHWEST FLORIDA, INC.**, a Florida corporation, on behalf of the corporation and who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



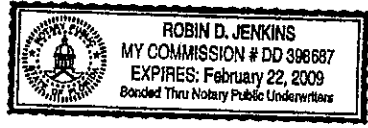
Paul Moore
Print Name: Paul Moore
William A. Moore
Print Name: William Moore
Robin M. Bivens
Print Name: Dorothy M. Bivens

**SOUTHERN HOME &
CONSTRUCTION, INC.** a Florida
corporation
By: *William A. Moore*
WILLIAM ALLEN MOORE, President

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19th day of March, 2007, by **WILLIAM ALLEN MOORE** as President of **SOUTHERN HOME & CONSTRUCTION, INC.**, a Florida corporation, on behalf of the company and who is personally known to me or has produced _____ as identification.

Robin D. Jenkins
NOTARY PUBLIC



[Signature]
Print Name: BRYAN R. MOORE

[Signature]
Print Name: BRYAN R. MOORE

[Signature]
Print Name: Dianne W. King

**BRM RESIDENTIAL HOMES, INC., a
Florida corporation**

By: *[Signature]*
BRYAN R. MOORE, President

STATE OF FLORIDA
COUNTY OF EG CAM

The foregoing instrument was acknowledged before me this 16 day of March, 2007, by **BRYAN R. MOORE** as President of **BRM RESIDENTIAL HOMES, INC.**, a Florida corporation, on behalf of the company and who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

CODY BRENTON BUSBY
Notary Public-State of Florida
My Commission Expires February 28, 2010
ID #066369 DO #66620

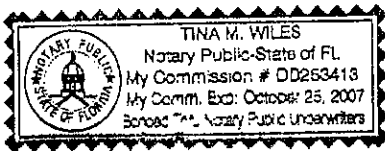
Cynthia M. DeMarco
Print Name: Cynthia M. DeMarco
Tina M. Wiles
Print Name: Tina M. Wiles

ESCAMBIA, INC., a Florida corporation

By: Michael A. Blanton
MICHAEL A. BLANTON, President

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22nd day of March, 2007, by **MICHAEL A. BLANTON** as President of **ESCAMBIA, INC.**, a Florida corporation, on behalf of the company and who is personally known to me or has produced Drivers License as identification.



Tina M. Wiles
NOTARY PUBLIC Tina M. Wiles

330

Dianne W. King
 Print Name: Dianne W. King
Tyler Walker
 Print Name: Tyler Walker
Al Anderson
 Print Name: Al Anderson
Vickie Walker
 Print Name: Vickie Walker
Al Anderson
 Print Name: Al Anderson

By: [Signature]
 TYLER WALKER

By: [Signature]
 VICKIE WALKER

STATE OF FLORIDA
 COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12 day of March, 2007, by TYLER WALKER who is personally known to me or has produced _____ as identification.

Dianne W. King
 NOTARY PUBLIC



STATE OF FLORIDA
 COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12 day of March, 2007, by VICKIE WALKER who is personally known to me or has produced _____ as identification.

Dianne W. King
 NOTARY PUBLIC



San Marcos
Deed Marris

David E Schwartz

Print Name:

By: 
DAVID E. SCHWARTZ

Dianne W King
Print Name: Dianne W King

STATE OF FLORIDA
COUNTY OF ESCAMI

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2007, by **DAVID E. SCHWARTZ** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



3513

Dianne W. King
Print Name: Dianne W. King

Ruben Gardner
Print Name: Ruben Gardner

Ab. C. Randsford
Print Name: Ab. C. Randsford

Theresa Gardner
Print Name: Theresa Gardner

Ab. C. Randsford
Print Name: Ab. C. Randsford

By: Ruben Gardner
RUBEN GARDNER

By: Theresa Gardner
THERESA GARDNER

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12 day of March, 2007, by **RUBEN GARDNER** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12 day of March, 2007, by **THERESA GARDNER** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



1c

Dianne W. King
Print Name: Dianne W. King

CHRISTOPHER D EPPS

Print Name: AL RAnderson

Print Name: AL RAnderson

Print Name: SAU MORRIS

Print Name: AL RAnderson

Print Name: AL RAnderson

By: C. Epps
CHRISTOPHER EPPS

By: Costermecker Epps
COSTERMECKER EPPS

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 13 day of March, 2007, by **CHRISTOPHER EPPS** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 13 day of March, 2007, by **COSTERMECKER EPPS** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



FA

Dale Morris
Print Name: Dale Morris
Al Randerson
Print Name: AL RANDERSON

By: Daryl Berg
DARYL BERG

Dale Morris
Print Name: Dale Morris
Al Randerson
Print Name: AL RANDERSON

By: Natalie J. Berg
NATALIE BERG

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12 day of March, 2007, by **DARYL BERG** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12 day of March, 2007, by **NATALIE BERG** who is personally known to me or has produced _____ as identification.

Dianne W. King
NOTARY PUBLIC



EXHIBIT "A"

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 31, WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 15, BLOCK "A", MANCHESTER SUBDIVISION AS RECORDED IN PLAT BOOK 18 AT PAGES 33, 33A, 33B AND 33C OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING A 4" SQUARE CONCRETE MONUMENT STAMPED 6783; THENCE SOUTH 47°35'15" WEST FOR 1384.20 FEET; THENCE NORTH 86°01'03" WEST FOR 636.10 FEET; THENCE NORTH 01°19'43" EAST FOR 657.88 FEET; THENCE NORTH 60°44'02" EAST FOR 1493.45 FEET TO THE MOST WESTERN CORNER OF LOT 11, BLOCK "A" OF SAID MANCHESTER SUBDIVISION; THENCE SOUTH 34°10'48" EAST FOR 602.44 FEET TO THE POINT OF BEGINNING. TOGETHER WITH PARCEL "L" OF SAID MANCHESTER SUBDIVISION. CONTAINING 30.18 ACRES MORE OR LESS.