

Prepared by:
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**CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT TO THE
COVENANTS, CONDITIONS AND RESTRICTIONS OF MADISON PLACE, A
SUBDIVISION, LOCATED IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MADISON PLACE HOMEOWNERS ASSOCIATION, INC., ("**Association**"), a Florida not-for-profit corporation, by and through its undersigned officer, certifies that.

RECITALS:

WHEREAS, the Covenants, Conditions and Restrictions of Madison Place, a Subdivision, located in the County of Escambia, State of Florida was recorded on December 28, 2007 in Official Records Book 6268, at Page 598 *et. seq.* of the public records of Escambia County ("**Declaration**");

WHEREAS, a duly noticed meeting of the members was held on January 12, 2023, at which the requisite number of the votes of the owners was received in accordance with the Declaration approving this First Amendment to the Declaration; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declaration is amended as follows¹:

Article VII, Section 5 is hereby amended to read as follows:

Section 5 -- Vehicles. At all times, owners, tenants, or others, shall have no more than four (4) vehicles, owned or otherwise, parked on or at any given Lot. All vehicles shall be parked in the manner as specifically permitted by this Section. For the purposes of this Declaration, "vehicles" mean cars, trucks, boats, campers, trailers, motor homes and the like. Cars and trucks must be kept at all times completely inside a garage or on the driveway and are not permitted to be parked elsewhere on a Lot or on a street within the Subdivision. Boats, campers, trailers, motor homes and the like, stored or for any reason left upon the premises or owned or regularly used by the residents must either be completely garaged or stored in such a location so that same is out of view from both the Front Lot line and any adjoining Lots, except for short-term parking not exceeding a ~~forty-eight~~ twenty-four hour duration. The parking or storage of any such items in

¹ Underlined words are being added; stricken works are being deleted.

any other manner (such as in the street, ~~road~~ right-of-way or in any portion of the driveway which is not out of view from both the Front Lot line and any adjoining Lots) is expressly prohibited. Notwithstanding the foregoing, such items screened from view by a six-foot privacy fence shall be deemed to comply with this section.

Article VII is hereby amended to add new Section 28 as follows:

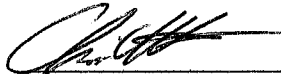
Section 28 -- Rentals / Leases. All platted Lots within the Subdivision shall be used solely for single-family residential dwelling units and for no other purpose except that individual residential dwellings, if used as a rental property, shall be rented or leased for a period of not less than a six (6) consecutive month period and shall not be rented or leased more than three (3) times in a calendar year. For the purposes of this Declaration, "family" means two or more individuals related by blood, marriage or adoption and not more than four (4) unrelated persons living together as a single housekeeping unit. As provided by Article VII, Section 5 herein, there shall be no more than four (4) vehicles parked on a Lot at any given time.

WHEREAS, all provisions of the Declaration not amended hereby shall remain in full force and effect.


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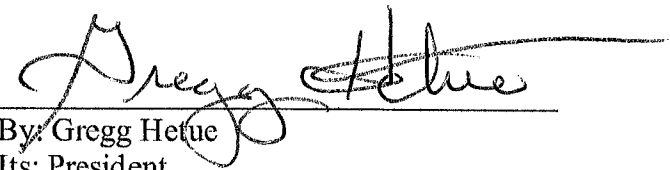
IN WITNESS WHEREOF, the Association hereby certifies the foregoing First Amendment to the Declaration was duly adopted and that the Association has caused this Amendment to be executed by its President, this 17 day of January, 2023.

Witnesses:


Print Name: Chris Williams


MADISON PLACE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation


Print Name: Connie Hetue


By: Gregg Hetue
Its: President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 14 day of January, 2023, by Gregg Hetue as President of Madison Place Homeowners Association, Inc., a Florida not-for-profit corporation.


NOTARY PUBLIC
Print Name: ELIZABETH WILLIAMS

Personally Known
OR
Produced Identification; Type of Identification Produced _____

