

AMENDMENT 1 TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODLANDS SUBDIVISION

WHEREAS, a Declaration of Covenants, Conditions and Restrictions ("Declaration") dated May 8th, 2015, was recorded by Bell Lane Limited Partnership, a Florida limited Partnership, in O.R. Book 3433at Page 1612 of the Public Records of Santa Rosa County, Florida; and,

WHEREAS, the Declaration needs to be amended to revise the correct Name of the Owners Association in the definition for "Association" and correct the annual assessment for the lots located in Woodlands Subdivision,

It is therefore agreed, for good and valuable Consideration, that the Declaration is amended as follows:

1. **Article I, Definitions, Section 1** is hereby amended as stated below:

Section 1. "Association" shall mean and refer to Woodlands at Bell Lane Owners Association, Inc., its successors and assigns, and is hereby considered revised through the instrument referred to herein.

2. **Article V, Assessments, Section 3** is hereby amended as stated below:

Section 3. Annual Assessments. Until January 1, 2016 the maximum annual assessment shall be \$250.00 per Lot.

- (a). From and after January 2, 2016 the maximum annual assessment may be increased each year not more than 25% above the potential maximum assessment for the previous year without a vote of the membership.
- (b). From and after January 2, 2016 the maximum annual assessment may be increased above 25% of the previous year's potential maximum assessment by a vote of 2/3 of the Lot Owners who are voting in person or by proxy at a meeting duly called for this purpose.
- (c). The Board of Directors of the Association shall fix the annual assessment at an amount not in excess of the potential maximum assessment.
- (d). Regardless of the provisions above, the Association shall be obligated to pay all ad valorem property taxes upon any Common Area, drainage easements, storm water ponds, drainage facilities, right of ways, and any property not dedicated to a public entity, and all property owned by the Association. No limitation above shall ever prohibit the association from increasing the annual assessment to an amount sufficient to pay such taxes.

Except as otherwise amended herein, the Declaration remains unchanged and in full force and effect.

Executed this 17 day of June, 2015.

Signed, Sealed and
delivered in the presence of:

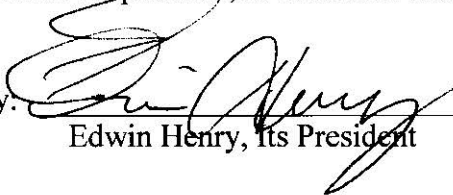
Bell Lane Limited Partnership,
A Florida limited partnership,

By Henry Business Group, Inc., a
Florida Corporation, as General Partner

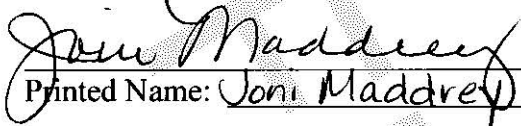


Printed Name: Sharon Rosen

By:



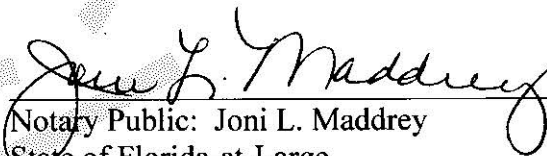
Edwin Henry, Its President



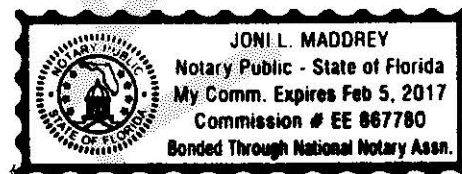
Printed Name: Joni Maddrey

State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and subscribed before me this 17 day
of June, 20 15, by Edwin Henry as President of Henry Business
Group, Inc., a Florida corporation, as General Partner for Bell Lane Limited Partnership, a
Florida limited partnership, who is personally known to me and who executed same on behalf of
said entities.


Notary Public: Joni L. Maddrey
State of Florida-at-Large
Commission seal/expiration:

Prepared by:
Bell Lane Limited Partnership
c/o 4229 Highway 90 East
Pace, FL 32571



AMENDMENT 2 TO DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODLANDS SUBDIVISION

WHEREAS, a Declaration of Covenants, Conditions and Restrictions ("Declaration") dated May 8th, 2015, was recorded by Bell Lane Limited Partnership, a Florida limited Partnership, in O.R. Book 3433 at Page 1612 and as amended in O.R. Book 3443 at Page 1335 of the Public Records of Santa Rosa County, Florida; and,

WHEREAS, the Declaration needs to be amended to include the subordination of assessment lien to First Mortgages, and

WHEREAS, Declarant desires to amend and/or restate certain provisions of the original CCRs, as previously recorded and/or amended,

It is therefore agreed, for good and valuable Consideration, that the Declaration is amended as follows:

Article VIII – General Provisions is hereby amended as stated below:

Section 11. Subordination of Assessment Lien to First Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage which was originally recorded as a first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to a foreclosure of such a first mortgage or any proceeding or conveyance in lieu thereof, shall extinguish the lien of such assessments as to payment which became due prior to the date of such sale or transfer. No such sale or transfer shall relieve such Lot from liability for any assessments thereafter coming due or from the lien thereof.

Except as otherwise amended previously or herein, the Declaration remains unchanged and in full force and effect.

Executed this 9 day of July, 2015.

Signed, Sealed and
delivered in the presence of:

Bell Lane Limited Partnership,
A Florida limited partnership,
By Henry Business Group, Inc., a
Florida Corporation, as General Partner

Joni Maddrey
Printed Name: Joni Maddrey

Sharon Dosen
Printed Name: Sharon Dosen

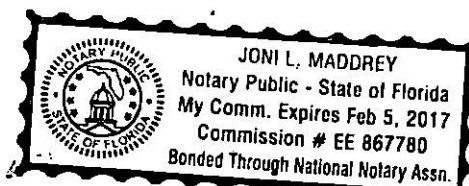
By: Edwin Henry
Edwin Henry, Its President

State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and subscribed before me this 9 day of July, 2015, by Edwin Henry as President of Henry Business Group, Inc., a Florida corporation, as General Partner for Bell Lane Limited Partnership, a Florida limited partnership, who is personally known to me and who executed same on behalf of said entities.

Joni L. Maddrey
Notary Public: Joni L. Maddrey
State of Florida-at-Large
Commission seal/expiration:

Prepared by:
Bell Lane Limited Partnership
c/o 4229 Highway 90 East
Pace, FL 32571



AMENDMENT 3 TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODLANDS SUBDIVISION

WHEREAS, a Declaration of Covenants, Conditions and Restrictions ("Declaration") dated May 8th, 2015, was recorded by Bell Lane Limited Partnership, a Florida limited Partnership, in O.R. Book 3433 at Page 1612 of the Public Records of Santa Rosa County, Florida; and as amended in O.R. Book 3443 at Page 1335 and further amended in O.R. Book 3452 at Page 1922 all of the Public Records of Santa Rosa County and,

WHEREAS, the Declaration needs to be amended to revise the correct Name of the Owners Association in the definition for "Association" and correct the annual assessment for the lots located in Woodlands Subdivision,

It is therefore agreed, for good and valuable Consideration, that the Declaration is amended as follows:

1. **Article I, Definitions, Section 1** is hereby amended as stated below:

Section 1. "Association" shall mean and refer to Woodlands of Bell Lane Owners Association, Inc., its successors and assigns, and is hereby considered revised through the instrument referred to herein.


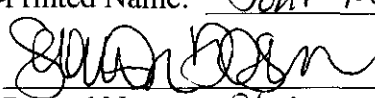
Except as otherwise amended herein, the Declaration remains unchanged and in full force and effect.

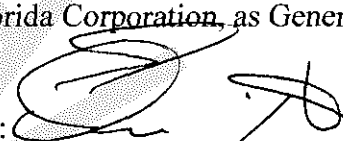
Executed this 24 day of SEPT, 2015.

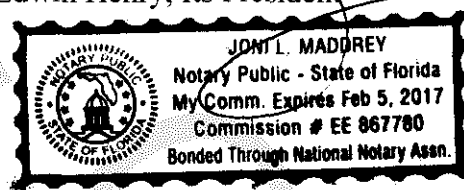
Signed, Sealed and
delivered in the presence of:

Bell Lane Limited Partnership,
A Florida limited partnership,

By Henry Business Group, Inc., a
Florida Corporation, as General Partner

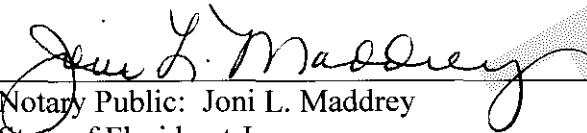

Printed Name: Joni Maddrey

Printed Name: Sharon Basen

By: 
Edwin Henry, Its President



State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and subscribed before me this 24 day of SEPT, 2015, by Edwin Henry as President of Henry Business Group, Inc., a Florida corporation, as General Partner for Bell Lane Limited Partnership, a Florida limited partnership, who is personally known to me and who executed same on behalf of said entities.


Notary Public: Joni L. Maddrey
State of Florida-at-Large
Commission seal/expiration:

STATE OF FLORIDA
COUNTY OF SANTA ROSA

AMENDMENT 4 TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODLANDS PHASE 1 SUBDIVISION

WHEREAS, a Declaration of Covenants, Conditions and Restrictions ("Declaration") dated May 8th, 2015, was recorded by Bell Lane Limited Partnership, a Florida limited Partnership, successor by merger with CP of Pace Limited Partnership, a Florida limited Partnership in O.R. Book 3433 at Page 1612 of the Public Records of Santa Rosa County, Florida; as amended in O.R. Book 3443 at Page 1335; as amended in O.R. Book 3452 at Page 1922; and, as further amended in O.R. Book 3464, at Page 1387, all of the Public Records of Santa Rosa County and,

WHEREAS, the Declaration needs to be amended to add a portion of the annexable area to the Development, as those terms are defined in the Declaration referenced above, and or otherwise amended. It is therefore agreed, for good and valuable Consideration, that the Declaration is amended to add the following property as follows:

1. **First Addition Property:** Pursuant to Article VIII, Section 4, of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof (the "First Addition Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Woodlands Phase One, recorded in the Public Records of Santa Rosa County, Florida.

2. **Article 1, Section 10 is herein added as follows:**

Section 10. "Vegetated Natural Buffers" shall mean the vegetated natural buffer as depicted and shown on the Plat.

3. **Article IV, Section 23 is revised as follows:**

Section 23. Drainage easements shall not be fenced in any manner that will prohibit flow of water or use and fences may be removed as necessary to maintain the Drainage easements. Existing or future drainage easements shall not be obstructed in any way that will alter the natural and normal flow of drainage. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, all of which may change the direction of flow of drainage channels in the easements, or which may abstract or retard the flow of water through drainage channels in the easement. The Owner of the lot, except for those improvements for which a utility company is responsible, shall maintain the easement area of each lot and all improvements in it continuously. A rear vegetative natural buffer affecting Lots 27, 28, 29 and 30, inclusive, Block "A" of Woodlands, Phase 1 – 1st Addition, as shown on the final plat, is to be kept in its natural form and not cleared or altered in any manner.

4. **Ratification and Conformation:** Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates the First Addition to Woodlands Phase 1 as herein referenced as Exhibit "A" into said Development.

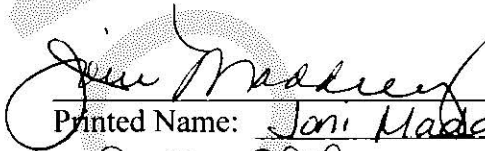

Except as otherwise amended herein, the Declaration, along with prior amendments, if any, remains unchanged and in full force and effect.

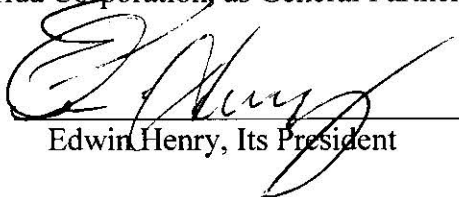
IN WITNESS WHEREOF, Declaration has caused this Fourth (4th) Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodlands Phase One Subdivision to be executed by its duly authorized agent/officer effective this 27 day of April, 2018.

Signed, Sealed and
delivered in the presence of:

Bell Lane Limited Partnership,
A Florida limited partnership,

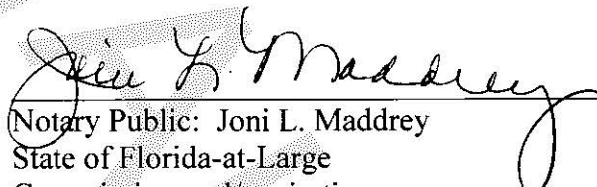
By Henry Business Group, Inc., a
Florida Corporation, as General Partner


Printed Name: Joni Maddrey

Printed Name: Sharon Dase

By: 
Edwin Henry, Its President

State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and subscribed before me this 27th day
of April, 2018, by Edwin Henry as President of Henry Business
Group, Inc., a Florida corporation, as General Partner for Bell Lane Limited Partnership, a
Florida limited partnership, successor by merger with CP of Pace Limited Partnership, a Florida
limited partnership, who is personally known to me, who did not take an oath and who executed
same on behalf of said entities.


Notary Public: Joni L. Maddrey
State of Florida-at-Large
Commission seal/expiration:

Prepared by:
Bell Lane Limited Partnership
c/o 4229 Highway 90 East
Pace, FL 32571

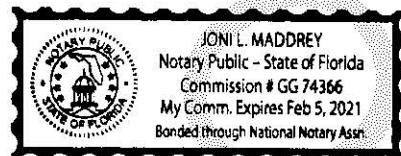


Exhibit "A"

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

BEGIN AT THE NORTHEAST CORNER OF LOT 17, BLOCK "A", WOODLANDS PHASE ONE AS RECORDED IN PLAT BOOK 12 AT PAGES 10-13, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 00 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID WOODLANDS PHASE ONE, FOR A DISTANCE OF 182.50 FEET; THENCE GO NORTH 87 DEGREES 59 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID WOODLANDS PHASE ONE, FOR A DISTANCE OF 2.61 FEET; THENCE GO SOUTH 02 DEGREES 49 MINUTES 58 SECONDS WEST ALONG THE EAST LINE OF SAID WOODLANDS PHASE ONE, FOR A DISTANCE OF 138.32 FEET; THENCE DEPARTING THE EAST LINE OF SAID WOODLANDS PHASE ONE, GO SOUTH 87 DEGREES 31 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 755.62 FEET; THENCE GO NORTH 02 DEGREES 47 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 326.92 FEET TO THE SOUTHEAST CORNER OF BLOCK "A" OF WOODLANDS PHASE ONE; THENCE GO NORTH 87 DEGREES 59 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK "A", FOR A DISTANCE OF 755.43 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND BEING SITUATED IN SECTION 27, TOWNSHIP-1-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 5.61 ACRES MORE OR LESS.

STATE OF FLORIDA
COUNTY OF SANTA ROSA

AMENDMENT 7 TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODLANDS SUBDIVISION

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Woodlands Subdivision ("Declaration") dated May 8th, 2015, was recorded by Bell Lane Limited Partnership, a Florida limited Partnership, successor by merger with CP of Pace Limited Partnership, a Florida limited Partnership in O.R. Book 3433 at Page 1612 of the Public Records of Santa Rosa County, Florida; as amended in O.R. Book 3443 at Page 1335; as amended in O.R. Book 3452 at Page 1922; as amended in O.R. Book 3464, at Page 1387; as further amended in O.R. Book 3739 at Page 1068; as further amended in O.R. Book 3797 at Page 1546, and, as further amended in O.R. Book 3856 at Page 1592, all of the Public Records of Santa Rosa County and,

WHEREAS, the Declaration needs to be amended to add a portion of the annexable area to the Development, as those terms are defined in the Declaration referenced above, and or as otherwise amended, and to establish a sub-Association for the Townhomes at Woodlands, (described below",

It is therefore agreed, for good and valuable consideration, that the Declaration is hereby amended to add the following particulars and property as shown:

1. **Article I, Definitions Adding Sections 10, 11 and 12 as follows:**

Section 10: "Woodlands Board" shall refer to the Woodlands at Bell Lane Owners Association Board.

Section 11: "Townhome Association" shall mean The Townhomes of Woodlands Owners Association, Inc., its successors and assigns.

Section 12: "The Townhomes" shall mean and refer to the Townhomes of Woodlands units as shown on the recorded plat of Woodlands, Phase 2A subdivision, as recorded in the Public Records of Santa Rosa County, Florida.

2. **Phase 2A addition of property:** Pursuant to Article VII, Section 4 of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof ("Phase 2A Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions, and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Woodlands, Phase One, recorded in the Public Records of Santa Rosa County, Florida.

3. **Addition of ARTICLE IX – The Townhomes of Woodlands**

The Townhomes will have an initial principal address of 4229 Highway 90, Pace, Florida. The Townhomes will be encumbered by additional specific Covenants, Conditions and Restrictions, and governed by the Townhome Association, which sub-association will have the right to appoint one (1) member to the "Woodlands Board" as defined in this amendment. The Covenants, Conditions and Restrictions, By-Laws, etc., specific for The Townhomes will be incorporated by an amendment herein that establishes the particulars relevant to The Townhomes incorporated within Phase 2A as deemed part of the overall development.

4. **Ratification and Conformation:** Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and hereby considers this revision incorporated.

Except as otherwise amended herein, the Declaration, along with prior amendments, if any, remains unchanged and in full force and effect.

IN WITNESS WHEREOF, Declaration has caused this Seventh (7th) Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodlands Phase One Subdivision to be executed by its duly authorized agent/officer effective this 12 day of May 2020.

Signed, Sealed and
delivered in the presence of:

Bell Lane Limited Partnership,
A Florida limited partnership,

By Henry Business Group, Inc., a
Florida Corporation, as General Partner

Joni Maddrey
Printed Name: Joni Maddrey
Sharon Rosen
Printed Name: Sharon Rosen

By: Edwin Henry
Edwin Henry, Its President

State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 12 day of May, 2020, by Edwin Henry as President of Henry Business Group, Inc., a Florida corporation, as General Partner for Bell Lane Limited Partnership, a Florida limited partnership, successor by merger with CP of Pace Limited Partnership, a Florida limited partnership, who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey
Notary Public: Joni L. Maddrey
State of Florida-at-Large
Commission seal/expiration:

Prepared by:
Bell Lane Limited Partnership
c/o 4229 Highway 90 East
Pace, FL 32571

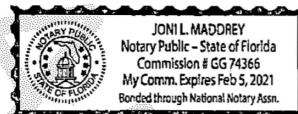


Exhibit "A" – LEGAL – Woodlands Phase 2A

BEGIN AT THE NORTHEAST CORNER BLOCK "I", WOODLANDS PHASE ONE 2ND ADDITION AS RECORDED IN PLAT BOOK 12 AT PAGE 82, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 59 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID WOODLANDS PHASE ONE 2ND ADDITION, FOR A DISTANCE OF 612.20 FEET; THENCE DEPARTING THE NORTH LINE OF SAID WOODLANDS PHASE ONE 2ND ADDITION, GO NORTH 02 DEGREES 50 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 185.04 FEET; THENCE GO SOUTH 87 DEGREES 59 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 24.95 FEET; THENCE GO NORTH 02 DEGREES 50 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 137.06 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 26; THENCE GO SOUTH 87 DEGREES 58 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 26, FOR A DISTANCE OF 962.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP-1-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF COVINGTON WOODS SUBDIVISION, AS RECORDED IN PLAT BOOK 10 AT PAGE 76, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE SOUTH LINE OF THE AFORESAID COVINGTON WOODS SUBDIVISION, FOR A DISTANCE OF 1275.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 197-A (ALSO KNOWN AS BELL LANE) (100' PUBLIC R/W); THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE SOUTH LINE OF THE AFORESAID COVINGTON WOODS SUBDIVISION, GO SOUTH 02 DEGREES 47 MINUTES 21 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 197-A, FOR A DISTANCE OF 212.08 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 197-A, GO NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 49 SECONDS, FOR AN ARC DISTANCE OF 39.26 FEET (CHORD BEARING: NORTH 42 DEGREES 12 MINUTES 04 SECONDS WEST, CHORD DISTANCE: 35.35 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 87 DEGREES 11 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 1249.13 FEET TO THE WEST LINE OF AFORESAID SECTION 27 ALSO BEING THE EAST LINE OF SECTION 26, TOWNSHIP-1-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 59 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 155.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE GO ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 09 MINUTES 53 SECONDS, FOR AN ARC DISTANCE OF 38.91 FEET (CORD BEARING: SOUTH 47 DEGREES 25 MINUTES 52 SECONDS WEST, CHORD DISTANCE: 35.10 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 02 DEGREES 50 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 896.36 FEET TO THE INTERSECTION WITH THE NORTH LINE OF WOODLANDS PHASE ONE AS RECORDED IN PLAT BOOK 12 PAGES 10-13 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 59 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID WOODLANDS PHASE ONE, FOR A DISTANCE OF 50.01 FEET; THENCE GO SOUTH 02 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID WOODLANDS PHASE ONE, FOR A DISTANCE OF 53.49 FEET TO THE INTERSECTION WITH A CURVE . CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 52.50 FEET; THENCE GO ALONG THE ARC OF SAID CURVE, BEING THE NORTH LINE OF SAID WOODLANDS PHASE ONE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 57 MINUTES 03 SECONDS, FOR AN ARC DISTANCE OF 31.11 FEET (CHORD BEARING: SOUTH 47 DEGREES 25 MINUTES 33 SECONDS WEST, CHORD DISTANCE: 30.66 FEET); THENCE GO NORTH 87 DEGREES 59 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID WOODLANDS PHASE ONE, FOR A DISTANCE OF 125.49 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID WOODLANDS PHASE ONE 2ND ADDITION; THENCE DEPARTING THE NORTH LINE OF SAID WOODLANDS PHASE ONE, GO NORTH 02 DEGREES 50 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID WOODLANDS PHASE ONE 2ND ADDITION, FOR A DISTANCE OF 860.97 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND BEING SITUATED IN SECTIONS 26 AND 27, TOWNSHIP-1-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 15.95 ACRES MORE OR LESS.

10.00
17.00
27.00

STATE OF FLORIDA
COUNTY OF SANTA ROSA

AMENDMENT 8 TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOODLANDS SUBDIVISION

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Woodlands Subdivision ("Declaration") dated May 8th, 2015, was recorded by Bell Lane Limited Partnership, a Florida limited Partnership, successor by merger with CP of Pace Limited Partnership, a Florida limited Partnership in O.R. Book 3433 at Page 1612 of the Public Records of Santa Rosa County, Florida; as amended in O.R. Book 3443 at Page 1335; as amended in O.R. Book 3452 at Page 1922; as amended in O.R. Book 3464, at Page 1387; as further amended in O. R. Book 3739 at Page 1068; as further amended in O.R. Book 3797 at Page 1546, as further amended in O.R. Book 3856 at Page 1592, and in O.R. Book 3983 at Page 1023, all of the Public Records of Santa Rosa County and,

WHEREAS, the Declaration needs to be amended to add the following:

It is therefore agreed, for good and valuable consideration, that the Declaration is hereby amended to add the following particulars and property as shown:

1. **Article I, Definitions Adding Sections 13 and 14 as follows:**

Section 13: "Zero Lot Line Homes": Those single family homes identified and shown on the recorded Plat of Woodlands, Phase 2A, and/or future annexation therein accordingly, as identified by Lots 75 through 99, Block "F", Lots 1 through 9, Block "J" and Lots 50 through 61, Block "L", of the recorded Plat for Woodlands Phase 2A as recorded in Plat Book 13 at Page 25 of the Public Records of Santa Rosa County, Florida.

Section 14: "Overhang and Maintenance Easement" : The developer herein establishes a perpetual 5' overhang and maintenance easement located upon and adjacent to the zero lot line property line. Said easement is for the repair and/or maintenance of the siding, brick, overhead eaves, overhangs, etc, by the property owner abutting said easement and extends one and one-half feet (1 ½ ') past the front and rear corner of the dwelling it serves. No structure, temporary or permanent in nature, and or landscaping items can diminish access to this easement for property/property owner being affected, not to include fencing as addressed in Article IV, Section 12 herein. Furthermore, Property owner's abutting said easement must provide property owner where easement is located, proper notification that the easement needs to be accessed accordingly for the purpose intended herein. See Exhibit "A" attached hereto.

Section 15: Estoppel Fees: A document obtained from a Property's governing homeowners Association or some other entity responsible for the management of the Association records that shows all outstanding fees, fines due, etc., as of a certain date affecting the particular lot/property/unit, etc., in question, which is usually provided on resale property.

Section 16: Administrative Fee: A fee charged for the administration and maintenance of records involving transfer of property rights (usually for resale closings).

fee is usually provided to the HOA, or it's management entity, in order to maintain current records of ownership(s) on each transfer of property to one buyer, etc.

2, **Article IV, Section 12,** is hereby amended as follows:

Section 12: In the Single Family Residential portion of the Woodlands, fences of chain link or wood privacy may be constructed only in the front portion of each lot as herein described. The front lot shall be defined as extending no closer to the front of the home than the furthest forward window, side exit or air-conditioner unit and then perpendicular to the boundary of the side lot lines, and then follow the side lot lines towards the rear of the lot and shall include the rear lot line. No fence or wall may be constructed and no hedge planted nearer to the front

Lot line than the front (as described above) of the residential structure, nor, if a corner lot, nearer to the side street than the side of the residential structure adjacent to the street. This restriction does not apply to any growing hedge that does not exceed three feet in height. Any fences constructed in the Drainage Easement, as shown on the plat, shall not be constructed in any way that would obstruct the flow of water in the easement (See section 23 concerning fence construction in drainage easement). In the "zero lot line homes", the Developer will initially be installing fencing, 6' in height, between the homeowners abutting the "Overhang and Maintenance Easement" and will include one (1) eight foot (8') double gate between the residences (see example attached hereto as Exhibit "A"). This fence/gate will be uniform in placement for this project for aesthetic purposes. It will be the property owner's responsibility for any maintenance and/or repair of said fencing and at any time of said repair/maintenance, the fence/gate cannot be replaced any closer to the front of the home than 70' from back edge of curb at street. Property owners affected by the easement within their property cannot restrict access to said easement, which is strictly used for the purpose of maintenance and/or repair of adjacent siding, brick, easements, etc.

3. **3. Ratification and Conformation:** Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and hereby considers this revision incorporated.

Except as otherwise amended herein, the Declaration, along with all prior amendments, if any, remains unchanged and in full force and effect.

IN WITNESS WHEREOF, Declaration has caused this Seventh (7th) Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodlands Phase One Subdivision to be executed by its duly authorized agent/officer effective this 11 day of Nov 2020.

Signed, Sealed and
delivered in the presence of:

Joni L. Maddrey
Printed Name: Joni L. Maddrey

Sharon A. Dosen
Printed Name: Sharon A. Dosen

Bell Lane Limited Partnership,
A Florida limited partnership,

By Henry Business Group, Inc., a
Florida Corporation, as General Partner

By: Edwin Henry
Edwin Henry, Its President

State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me by means of (✓) physical presence or () online notarization, this 11 day of Nov, 2020, by Edwin Henry as President of Henry Business Group, Inc., a Florida corporation, as General Partner for Bell Lane Limited Partnership, a Florida limited partnership, successor by merger with CP of Pace Limited Partnership, a Florida limited partnership, who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey
Notary Public: Joni L. Maddrey
State of Florida-at-Large
Commission seal/expiration: 2/5/2021

Prepared by:
Bell Lane Limited Partnership
c/o 4229 Highway 90 East
Pace, FL 32571

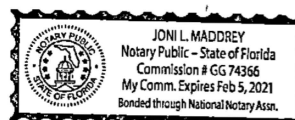


Exhibit "A" to Amendment 8

