

Prepared by:
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RPBZ-1567-001

**CERTIFICATE OF AMENDMENT AND FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
PRESERVE AT CROWN POINTE HOMEOWNERS ASSOCIATION, INC.**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The Preserve at Crown Pointe Homeowners Association, Inc. (the "Association"), a Florida not-for-profit corporation, by and through its undersigned officer, certifies that,

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The Preserve at Crown Pointe Homeowners Association, Inc. was recorded on January 6, 1997, in Official Records Book 4088, at Page 1318 of the public records of Escambia County, Florida (the "Declaration");

WHEREAS, in accordance with Article VIII, Section 3 of the Declaration, the Declaration may be amended by the affirmative vote of two-thirds (2/3rds) of the total voting interest in the Association; and

WHEREAS, a duly noticed meeting of the members was held on _____, at which a quorum was obtained and at least two-thirds (2/3rds) of the total voting interest in the Association approved the following First Amendment to the Declaration; and

WHEREAS, the Board of Directors certified that the required number of the Owners approved the following First Amendment to the Declaration;

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

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

Article IV, Section 1 is hereby amended to read as follows:

Section 1. All Lots shall be used and occupied solely for single-family residential purposes and shall not be used for commercial, trade, public amusement, public entertainment or

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

business purposes of any kind or character, other than a home office specifically authorized by the Architectural Control Board or the Architectural Review Representative; provided, however, that in no event shall any such permitted home office be one where clients, customers, sales persons or others would routinely visit. No structure shall be erected, altered, placed or permitted to remain on any Lot other than one single family structure with an attached garage (or a detached garage in conformity with architectural design of the residential structure) for at least two (2) vehicles, and a gazebo ~~or guest house~~ (designed in conformity with the architectural design of the residential structure). ~~A servant's room, tool room and/or laundry room may be attached to the residential structure.~~ Notwithstanding the foregoing, a builder who is currently active in constructing residences for sale within the Development may, with the prior approval of and within guidelines established by the Architectural Control Board, construct a residence within the Subdivision which may be used by that builder as a model home for customary purposes. If any residential dwelling is used as a rental property, it shall be rented or leased for a period of no less than a consecutive nine (9) month period. The rental or lease of residential dwelling located within The Preserve at Crown Pointe subdivision for a period of less than a consecutive nine (9) month period is strictly prohibited. In addition, the Association shall have the right, but not the obligation, to demand a copy of any executed lease of any residential dwelling located within The Preserve at Crown Pointe subdivision. Upon demand, the Owner leasing or renting a residential dwelling must provide a fully executed copy of the lease agreement to the Association regardless of the length or term of the lease or rental. Sub-leasing of residential dwellings is strictly prohibited.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Association hereby certifies the foregoing First Amendment to the Declaration was duly adopted and that the Association has caused the First Amendment to the Declaration to be executed by its President, this 12th day of APRIL, 2022.

WITNESSES:

Mary Strawbridge

Print Name: Mary Strawbridge

Mario Williams

Print Name: Mario Williams

**THE PRESERVE AT CROWN POINTE
HOMEOWNERS ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: [Signature]

Its: President Timothy S. Ryan

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization, this 12th day of April, 2022, by Timothy S. Ryan as President of The Preserve at Crown Pointe Homeowners Association, Inc., a Florida not-for-profit corporation.

[Signature]
NOTARY PUBLIC
Print Name: Kimberley Coffey

