

STATE OF FLORIDA
COUNTY OF LEON

126512367

**FIRST AMENDMENT TO MCBRIDE HILLS
DECLARATION OF COVENANTS AND RESTRICTIONS**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF MCBRIDE HILLS is dated this 29TH day of MAY, 1987, by RICHARD J. GARDNER, JR., BRIAN C. PROCTOR and LUTHER L. PRARARO, III, hereinafter collectively referred to as the "Developer".

STATEMENT OF AMENDMENT

The Developer hereby amends the Restrictive Covenants of McBride Hills dated December 3, 1986, and recorded in Official Records Book 1236, Page 1354, by adding to Article XXIV, Section 2, Purpose of Assessments, the following sentence:

In addition to the purposes mentioned above, the assessments shall also be used for the purposes of constructing, repairing, maintaining and improving all roads and road rights-of-way, streets, thoroughfares and easements now or hereafter situated upon the Property or serving any portion of the Property or the Common Properties, including costs of all labor, material, equipment, management, supervision, supplies, equipment rental and other matters relating to such repair, maintenance, improvement and construction.

IN WITNESS WHEREOF, this Amendment has been executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Loree J. Davis

Mary B. Kneer

Richard J. Gardner, Jr.
RICHARD J. GARDNER, JR.

827144

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

JUN 9 12 03 PM '87

PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT

UNOFFICIAL DOCUMENT

DR1265PC2368

Lorrie Q. Davis

Brian C. Proctor
BRIAN C. PROCTOR

Mary B. Kneec

Lorrie Q. Davis

Luther L. Prararo, III
LUTHER L. PRARARO, III

Mary B. Kneec

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Amendment was acknowledged to and before me by RICHARD J. GARDNER, JR., this 29TH day of MAY, 1987.

Lorrie Q. Davis
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES DEC. 25, 1989.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Amendment was acknowledged to and before me by BRIAN C. PROCTOR, this 29TH day of MAY, 1987.

Lorrie Q. Davis
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES DEC. 25, 1989.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

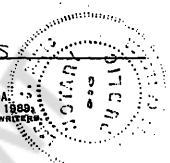
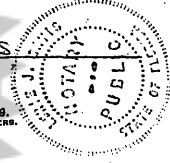
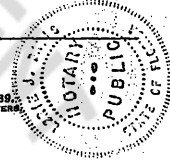
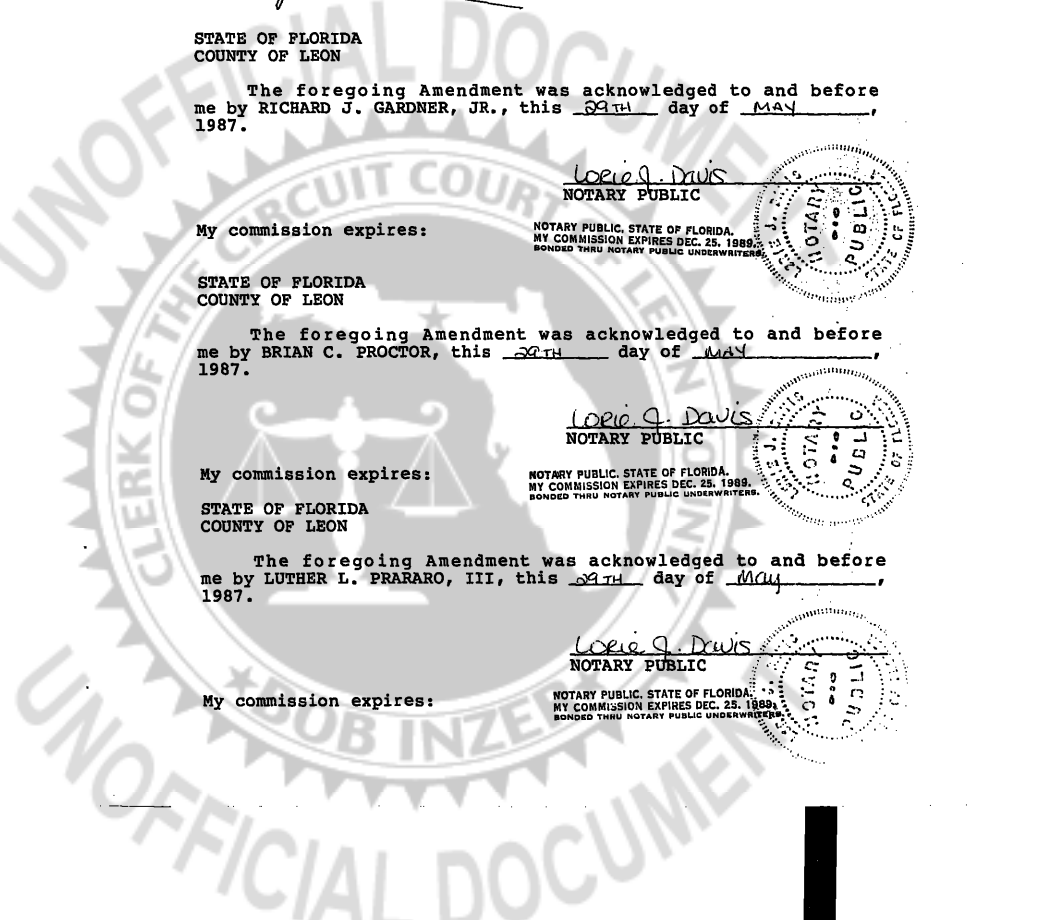
STATE OF FLORIDA
COUNTY OF LEON

The foregoing Amendment was acknowledged to and before me by LUTHER L. PRARARO, III, this 29TH day of MAY, 1987.

Lorrie Q. Davis
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES DEC. 25, 1989.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



STATE OF FLORIDA)
COUNTY OF LEON)

SECOND AMENDMENT TO MCBRIDE HILLS
DECLARATION OF COVENANTS AND RESTRICTIONS

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF MCBRIDE HILLS is dated this 7th day of September, 1989, by RICHARD J. GARDNER, JR., and LUTHER L. PARARO, III, hereinafter collectively referred to as the "Developer."

STATEMENT OF AMENDMENT

This Developer hereby amends the Restrictive Covenants of McBride Hills dated December 3, 1986, and recorded in Official Records Book 1236, Page 1354, as amended by First Amendment to McBride Hills Declaration of Covenants and Restrictions dated May 29, 1987, recorded in Official Records Book 1265, Page 2367 of the Public Records of Leon County, Florida, by virtue of power granted under Article IV, paragraph (c) and hereby determines that Article X - Lot Area and Width be amended to read as follows:

ARTICLE X
LOT AREA AND WIDTH

"No dwelling shall be erected or placed on any Lot having a width of less than 100 feet at the minimum building setback line nor shall any dwelling be erected or placed on any Lot having an area of less than one and one-half acres, except, however, those certain lots identified as Lots 2 and 12, Block C, of McBride Hills, Phase II, unrecorded, which contain slightly less than one-and one-half acres."

IN WITNESS WHEREOF, this Amendment has been executed the day and year first above written.

Signed, sealed and delivered
in our presences as witnesses:

Marie J. Davis

Helen Allen

Marie J. Davis

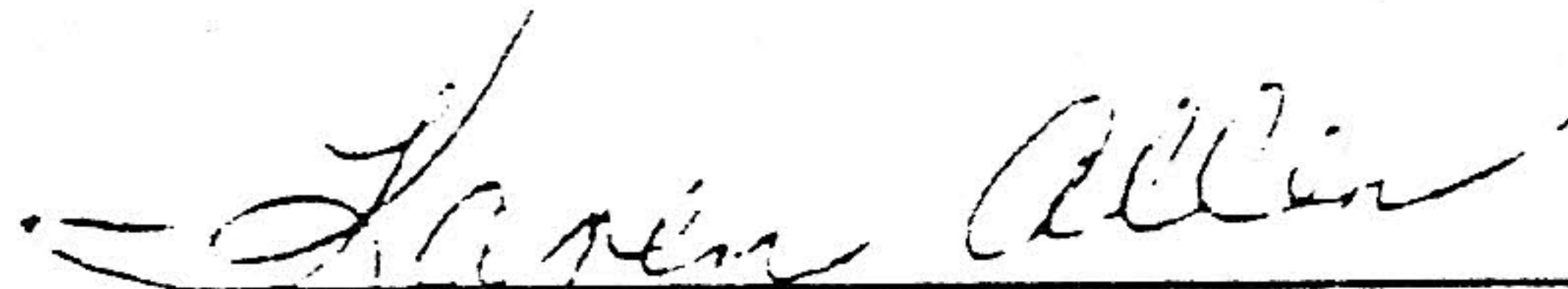
Helen Allen

Richard J. Gardner, Jr.

Luther L. Pararo, III
Luther L. Pararo, III

STATE OF FLORIDA)
COUNTY OF LEON)

The foregoing Amendment was acknowledged to and before me by RICHARD J. GARDNER, JR., this 7th day of September, 1989.

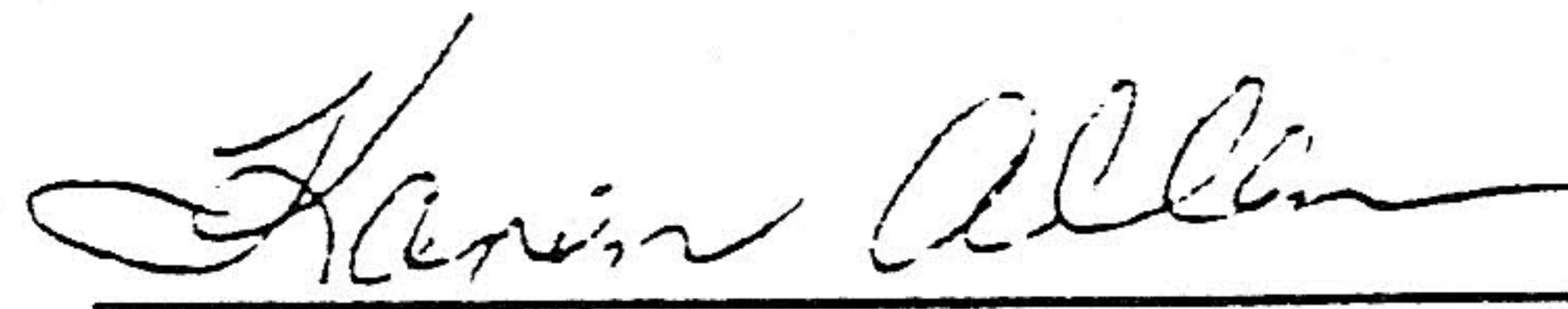


Notary Public

My Commission Expires _____
Renewed This Day _____

STATE OF FLORIDA)
COUNTY OF LEON)

The foregoing Amendment was acknowledged to and before me by LUTHER L. PARARO, III, this 7th day of September, 1989.



Notary Public

My Commission Expires _____
Renewed This Day _____

This instrument prepared by:
Curtis B. Hunter, Esquire
Smith, Thompson, Shaw & Manausa, P.A.
3520 Thomasville Road, 4th Floor
Tallahassee, Florida 32308-3469

**THIRD AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS
OF MCBRIDE HILLS**

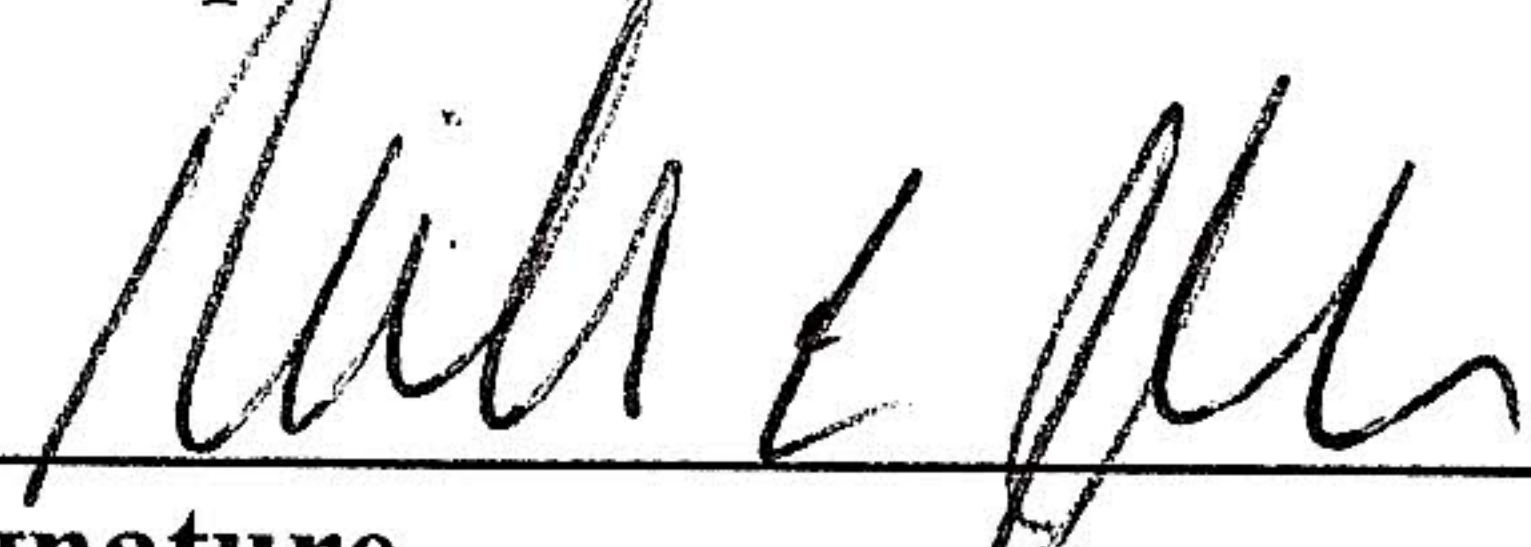
KNOW ALL MEN BY THESE PRESENTS: Upon the vote of at least two-thirds of the Members of the Association at a meeting duly called and upon proper notice, this Third Amendment to Declaration of Covenants and Restrictions of McBride Hills, such Declaration of Covenants and Restrictions and prior amendments being recorded in Official Records Book 1236, Page 1354; O.R. Book 1265, Page 2367; and O.R. Book 1484, Page 1931, heretofore made is recorded;

Article XXIX, Covenant for Maintenance Assessments, Section 3. Basis and Maximum of Annual Assessment., shall be amended as follows:

* **Section 3. Basis and Maximum of Annual Assessments.** Effective February 22, 2005, the annual assessment shall be increased to \$75.00 per acre contained in a Lot.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association has hereunto set its hand and seal on the day and year first above written.

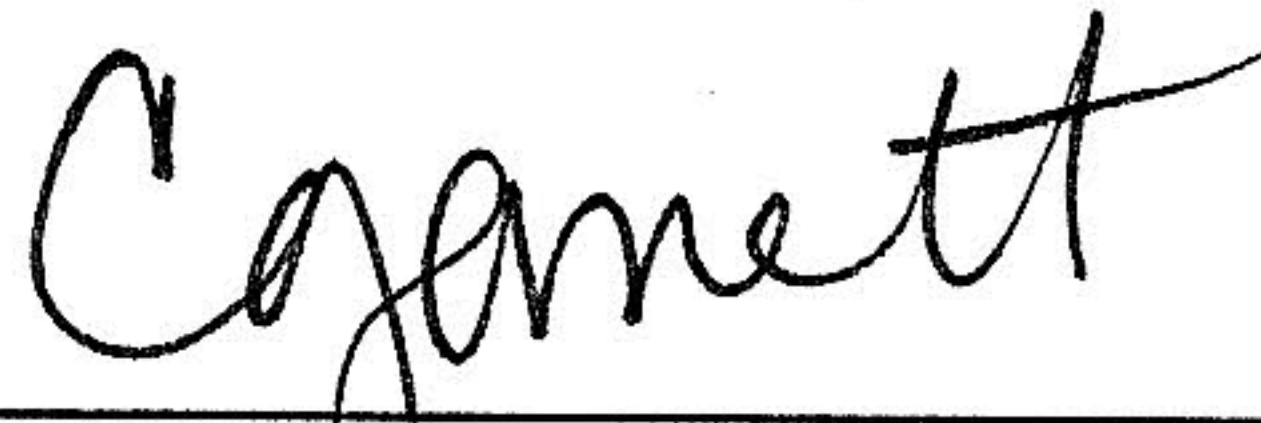
Signed, sealed and delivered
in the presence of:



Signature

Michelle L. Johnson

Printed Name



Signature

Courtney Garrett

Printed Name



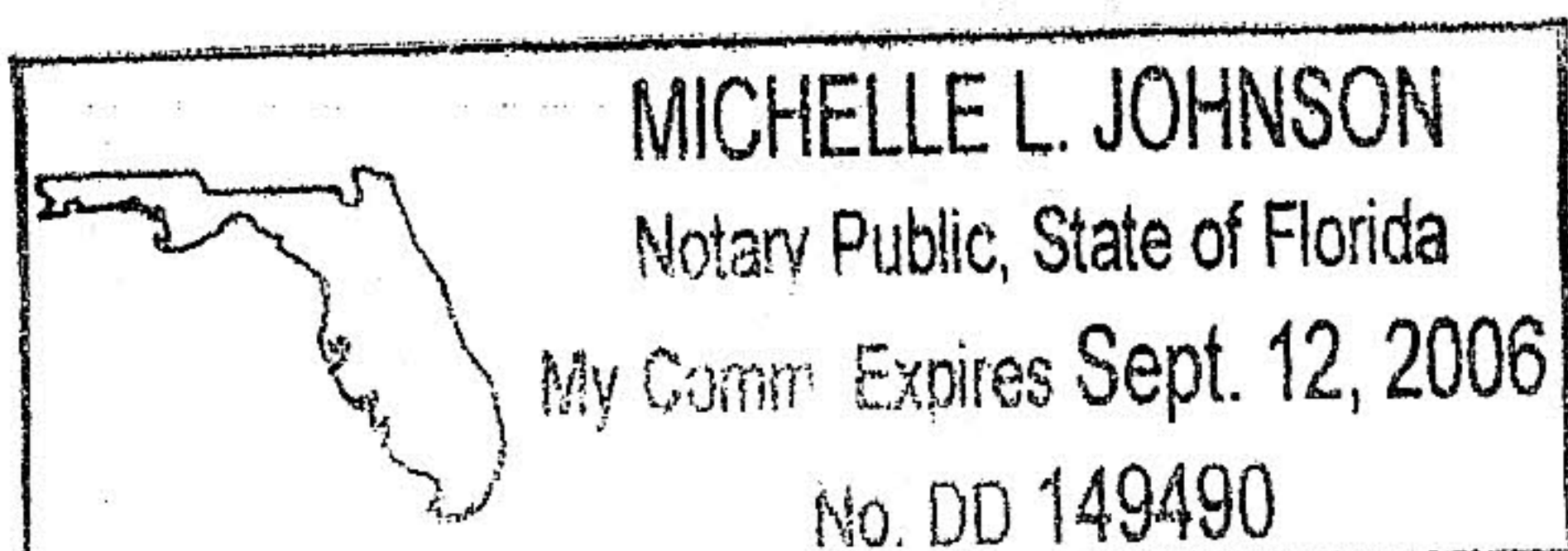
MARK TRAFTON, IV, President



MAJESTY A. COATES, Secretary

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23rd day of June, 2005, by Mark Trafton, IV, as President, and Majesty A. Coates, as Secretary, (who are personally known to me or produced _____ as identification) and who (did/did not) take an oath.





NOTARY PUBLIC

This instrument prepared by:
Curtis B. Hunter, Esquire
Smith, Thompson, Shaw & Manausa, P.A.
3520 Thomasville Road, 4th Floor
Tallahassee, Florida 32308-3469

**THIRD AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS
OF MCBRIDE HILLS**


KNOW ALL MEN BY THESE PRESENTS: Upon the vote of at least two-thirds of the Members of the Association at a meeting duly called and upon proper notice, this Third Amendment to Declaration of Covenants and Restrictions of McBride Hills, such Declaration of Covenants and Restrictions and prior amendments being recorded in Official Records Book 1236, Page 1354; O.R. Book 1265, Page 2367; and O.R. Book 1484, Page 1931, heretofore made is recorded;

Article XXIX, Covenant for Maintenance Assessments, Section 3. Basis and Maximum of Annual Assessment., shall be amended as follows:

Section 3. Basis and Maximum of Annual Assessments. Effective February 22, 2005, the annual assessment shall be increased to \$75.00 per acre contained in a Lot.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association has hereunto set its hand and seal on the day and year first above written.

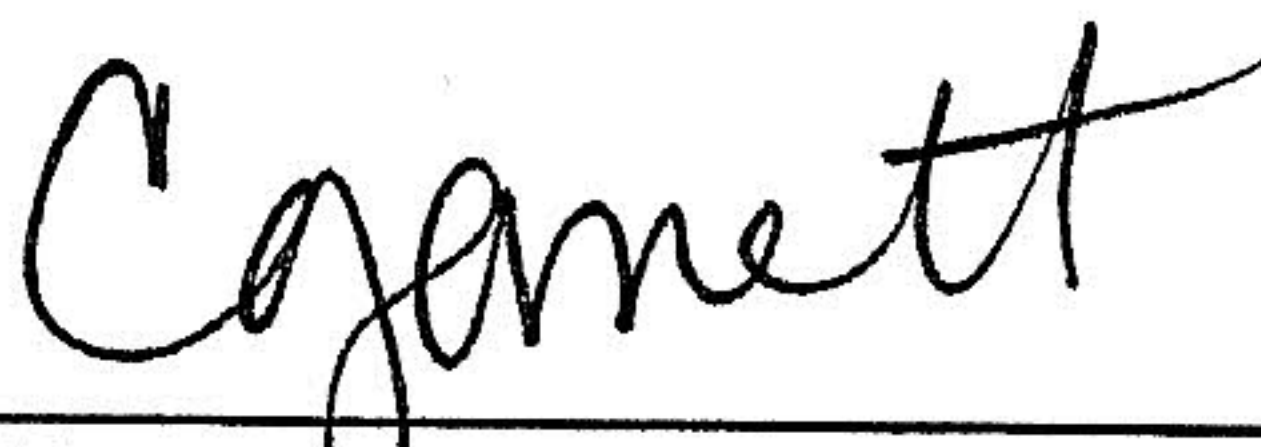
Signed, sealed and delivered
in the presence of:



Signature

Michelle L. Johnson

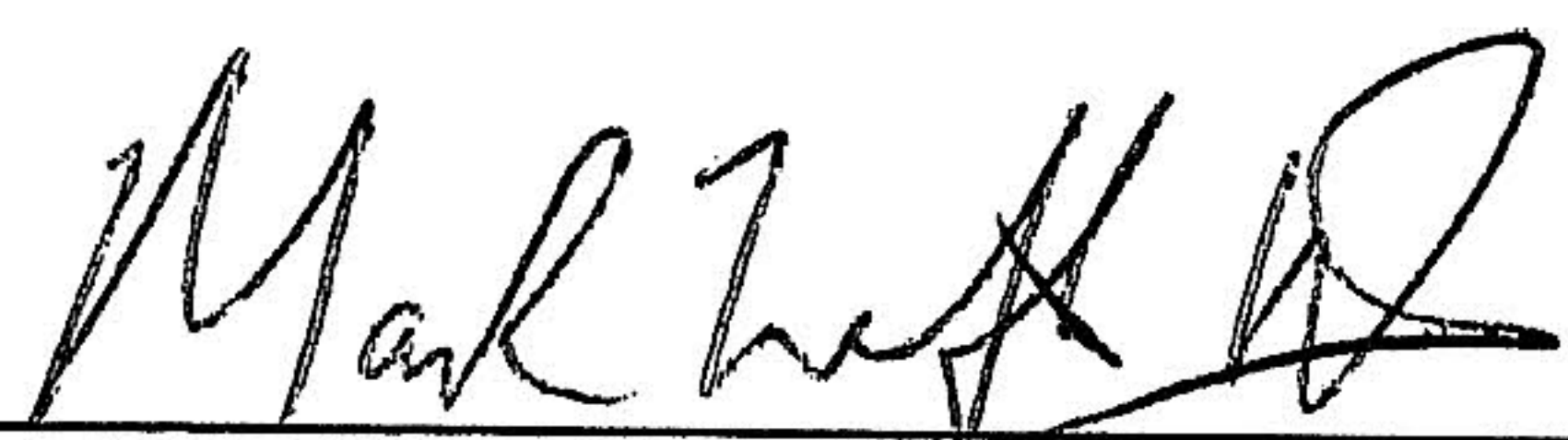
Printed Name



Signature

Courtney Garrett

Printed Name



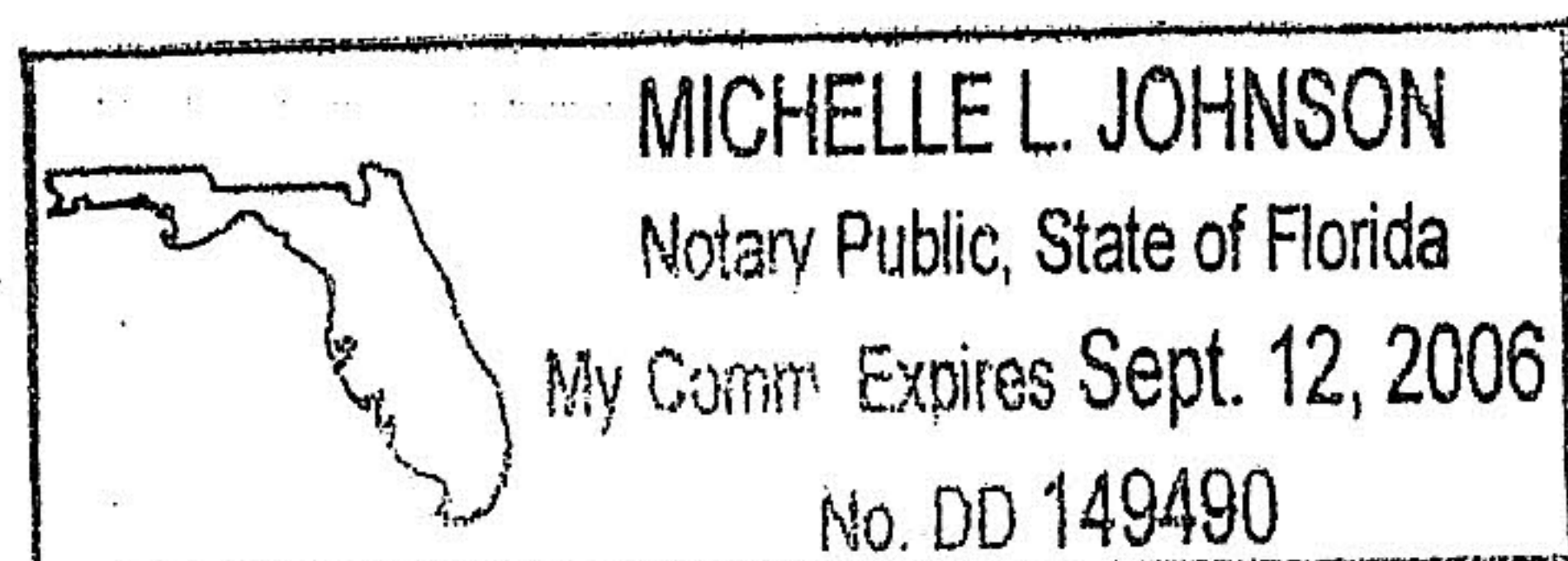
MARK TRAFTON, IV, President



MAJESTY A. COATES, Secretary

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me this 23rd day of June, 2005, by Mark Trafton, IV, as President, and Majesty A. Coates, as Secretary, (who are personally known to me or produced _____ as identification) and who (did/did not) take an oath.





NOTARY PUBLIC