

GAIL WADSWORTH, FLAGLER Co.

This Instrument prepared by:
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Jackson Law Group, LL.M., P.A.
100 Whetstone Place, Suite 101
St. Augustine, FL 32086

**FIRST AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
OF THE FLAGLER BEACH POLO CLUB WEST SUBDIVISION**

THIS FIRST AMENDMENT to the Declaration of Restrictive Covenants of the Flagler Beach Polo Club West Subdivision is made this 3 day of July, 2012 by **THE FLAGLER BEACH POLO CLUB WEST HOMEOWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, the property and parcels within the development are subject to certain uniform covenants and easements heretofore made by Lighthouse Development Group, Inc. as contained in that certain Declaration of Restrictive Covenants of the Flagler Beach Polo Club West Subdivision, recorded June 21, 2005, in Flagler County Record Book 1268, Page 835 and continuing for a total of eighteen (18) pages, of the Public Records of Flagler County, Florida; and

WHEREAS, the Association is the duly empowered Home Owners Association pursuant to Sections 720.301-720.312, Florida Statutes and has authority to amend the recorded covenants of certain lands, (hereinafter referred to as "development") in Flagler County, Florida, more particularly described as follows: See **Exhibit "A"** attached hereto; and

WHEREAS, in accordance with Section Y, Paragraph 2 of the Declaration of Restrictive Covenants of the Flagler Beach Polo Club West Subdivision, and other provisions of the Declaration, the Association now wishes to amend the Declaration as set forth herein.

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the Declaration is hereby amended as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated hereby by this reference.

2. **AMENDMENT.** Section C. **GENERAL DEVELOPMENT STANDARDS**, paragraph 8 is hereby amended to read as follows:

8. No primary residence shall be erected on any Lot with a first floor foot print of less than 2500 square feet. No structure shall be erected on the site as primary residence with less than 2500 square feet of living area.

IN WITNESS WHEREOF, the duly authorized officers of the undersigned Flagler Beach Polo Club West Homeowners Association, Inc. have executed and attest to this First Amendment to the Declaration of Restrictive Covenants of the Flagler Beach Polo Club West Subdivision, this 3rd day of July, 2012.

FLAGLER BEACH POLO CLUB WEST HOMEOWNERS ASSOCIATION, INC.

Witnesses:

[Signature]
Signature

Amy Berber
Printed Name

[Signature]
Signature

LEA STOKES
Printed Name

By: [Signature]

MICHAEL ARENA
Director

By: [Signature]

THOMAS COOKE
Director

By: [Signature]

STEPHEN SMITH
Director

STATE OF FLORIDA
COUNTY OF FLAGLER

I hereby acknowledge that on this 3rd day of July, 2012, before me personally appeared Michael Arena, Thomas Cooke, Stephen Smith, Directors, respectively, of Flagler Beach Polo Club West Homeowners Association, Inc., known to be the individuals described in and who executed the foregoing instrument and who acknowledged before me that they executed the same and that they did take an oath.

WITNESS my hand and official seal in the County and the State last aforesaid this 3 day of July, 2012.

[Signature]
Notary Public, State of Florida
At Large

