

with Gulf Cove Assoc.
P.O. Box 27246
1 Jobean, FL 33927

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 1771 PAGE 0654
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IMAGED
SS

TO WHOM IT MAY CONCERN*

AMENDMENT TO THE
DECLARATION OF RESTRICTIONS
SOUTH GULF COVE HOMEOWNERS ASSOCIATION

WHEREAS the below signed residents, as listed in Exhibit "A", constituting a majority of the record owners of Section 93 wish to amend the Deed Restrictions;

WHEREAS the below signed residents, as listed in Exhibit "A", constituting a majority of the record owners were given the right to amend the Declaration of Restrictions of Pt. Charlotte Subdivision Section 93 pursuant to O.R. Book 337, Page 992, of the Public Records of Charlotte County, Florida;

WHEREAS the below signed residents, as listed in Exhibit "A", constituting a majority of the record owners desire to place amended restrictions and limitations of record as to each and every of the lots located in Pt. Charlotte Subdivision Section 93;

NOW, THEREFORE, the below signed residents, as listed in Exhibit "A", constituting a majority of the record owners do hereby declare that each and every lot of Section 93, more particularly described as:

PORT CHARLOTTE SUBDIVISION, SECTION NINETY-THREE
according to the plat thereof recorded in Plat
Book 9 at Pages 1-A thru Z-4 of the Public Records
of Charlotte County, Florida.

is hereby restricted as follows and all of which restrictions and limitations are intended to be and shall be taken as a consideration for any Agreement for Deed or any Deed of Conveyance hereafter made and one of the express conditions thereof, and that said restrictions and limitations are intended to be and shall be taken as covenants to run with the land and shall be as follows; to wit:

1. Each and every of the homes in said Pt. Charlotte Subdivision Section 93 shall have a minimum of 1500 square feet of living area with a two (2) car attached garage.
2. Each and every of the multi-family homes shall have a minimum of 1000 square feet of living area with a one (1) car attached garage per unit.
3. Each and every two story home shall have a minimum of 1500 square feet of living area with a two (2) car attached garage.

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4. No communication tower will be permitted on general commercial lots except as permitted by the Federal Communications Laws.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No manufactured homes shall be allowed on any lot.

6. Should it be necessary for the homeowners association or any other entity enforcing these deed restrictions to obtain an attorney to represent it regarding these deed restrictions, if the homeowners association or other enforcing agency prevails, they shall be entitled to reasonable attorney's fees in enforcing the deed restrictions.

7. Invalidation of any of these covenants by judgment, decree or court order shall in no way effect any of the other provisions which shall remain in full force and effect. These restrictions are intended to run along with all previously recorded deed restrictions except for those which conflict with the above deed restrictions and in that instance the above restrictions will replace the previous restrictions.

IN WITNESS WHEREOF, SOUTH GULF COVE HOMEOWNERS ASSOCIATION, a Florida Corporation, has caused these presents to be executed by its proper officers, who are thereunto duly authorized, and its corporate seal to be affixed, at Englewood, Charlotte County, Florida, this 22 day of February, 2000.

SOUTH GULF COVE HOMEOWNERS
ASSOCIATION

BY: Joseph J. Lee
Joseph Lee, as President

ATTEST: Dorothy Warner
Dorothy Warner, as Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this 22 day of February, 2000, before me personally appeared Joseph Lee and Dorothy Warner, President and Secretary, respectively of SOUTH GULF COVE HOMEOWNERS ASSOCIATION, a Florida Corporation, to me known to be the persons