

Prepared by:
John A. Grant
2121-C Killarney Way
Tallahassee, FL 32309

20170033524
THIS DOCUMENT HAS BEEN
RECORDED IN THE PUBLIC RECORDS
OF
LEON COUNTY FL
BK: 5065 PG:1228, Page1 of 4
05/23/2017 at 04:24 PM.
GWEN MARSHALL, CLERK OF COURTS

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS OF HARTSFIELD PLANTATION UNIT II**

**THIS AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF HARTSFIELD PLANTATION UNIT II**

is made this 14th day of May, 2017.

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Hartsfield Plantation Unit II was recorded on June 23, 1995, at Official Records Book 1822, Page 2335 of the Public Records of Leon County, Florida ("Covenants"); and

WHEREAS, the Hartsfield Plantation Homeowners Association, Inc. ("Association") is the homeowners association designated in the Covenants and governing documents of Hartsfield Plantation Unit I and Hartsfield Plantation Unit II, and owners of lots in Hartsfield Plantation Unit I and Hartsfield Plantation Unit II are members of the Association; and

WHEREAS, the Covenants provide in Article XXX for annexation of additional property by a two-thirds vote of the members of the Association; and

WHEREAS, on June 19, 2006, the owner of a 2.19 acre parcel of land adjacent to Hartsfield Plantation Unit II recorded a document at Official Records Book 3528, Page 249, of the Public Records of Leon County, Florida that subjected the property that includes Lots 1-5, Block F, Summer Lake Phase 1, a subdivision as per map or plat thereof recorded in Plat Book 17, Page 19 of the Public Records of Leon County, Florida to the Covenants; and

WHEREAS, this 2.19 acre parcel of land was subdivided and designated as Lots 1, 2, 3, 4

and 5, Block F, Summer Lake – Phase I, a subdivision as per map or plat thereof recorded in Plat Book 17, Page 19, of the Public Records of Leon County, Florida ("Lots 1-5, Block F"); and

WHEREAS, the members of the Association did not formally consent to the annexation of Lots 1-5, Block F; and

WHEREAS, the Association and the members of the Association find that it is desirable to accept the submission of Lots 1-5, Block F to the Covenants by annexing this property, thereby ratifying the membership of the owners of these Lots as members of the Association; and

WHEREAS, the written consent to this proposed annexation has been given by more than 2/3 of the members of the Association; and

WHEREAS, this annexation does not affect the rights or interests of mortgagees holding mortgages in the subdivision.

NOW THEREFORE, the Hartsfield Plantation Homeowners Association, Inc. hereby gives notice that the Declaration of Covenants, Conditions and Restrictions of Hartsfield Plantation Unit II was recorded on June 23, 1995, at Official Records Book 1822, Page 2335 of the Public Records of Leon County, Florida is amended for the purposes of annexation as follows:

1. The document recorded at Official Records Book 3528, Page 249, of the Public Records of Leon County, Florida subjecting the property that includes Lots 1-5, Block F, Summer Lake Phase 1, a subdivision as per map or plat thereof recorded in Plat Book 17, Page 19 of the Public Records of Leon County, Florida to the Covenants is ratified, and the real property as described in Official Records Book 3528, Page 249, of the Public Records of Leon County, Florida, now more particularly described as Lots 1, 2, 3, 4 and 5, Block F, Summer Lake

– Phase I, a subdivision as per map or plat thereof recorded in Plat Book 17, Page 19, of the Public Records of Leon County, Florida, is annexed into the Hartsfield Plantation Unit II subdivision, and is accepted as five additional Lots subject to the Covenants, and the governing documents of the Hartsfield Plantation Homeowners Association, Inc.

2. Lots 1-5, Block F are included as Lots under Article I, Section 5 of the Covenants, and the membership of the owners of Lots 1-5, Block F in the Hartsfield Plantation Homeowners Association, Inc. is ratified.

IN WITNESS THEREOF, the Association has signed and sealed these presents the day and year first above written.

Hartsfield Plantation Homeowners
Association, Inc. . -

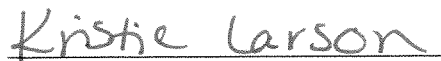

By: Michael Dimitroff, President

Signed in the presence of:


Witness


Printed Witness Name


Witness


Printed Witness Name

Hartsfield Plantation Homeowners
Association, Inc.

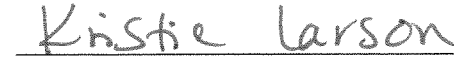

By: Bill McGuire, Secretary

Signed in the presence of:


Witness

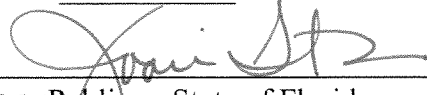

Printed Witness Name


Witness

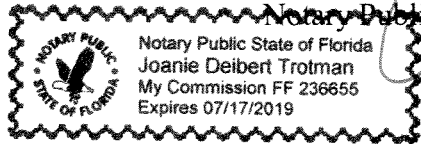

Printed Witness Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 11th day of May, 2017, by Michael Dimitroff, as President of the Hartsfield Plantation Homeowners Association, Inc., who is personally known to me or has produced _____ as identification.

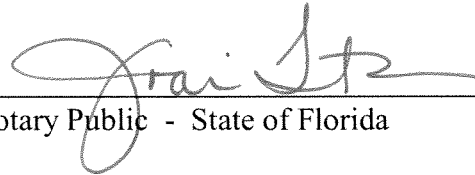


Notary Public - State of Florida



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 11th day of May, 2017, by Bill McGuire, as Secretary of the Hartsfield Plantation Homeowners Association, Inc., who is personally known to me or has produced _____ as identification.



Notary Public - State of Florida

