

Prepared by & return to:
Kyle L. Shaw, Esq.
Manausa, Shaw & Minacci, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

**FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE
COVENANTS OF
PALMETTO SUBDIVISION-PHASE I**

THIS first Amendment to the Declaration of Restrictive Covenants of Palmetto Subdivision Phase I is made and executed on this 10th day of September, 2021, by Palmetto II of Wakulla County, LLC, hereinafter referred to as the Declarant.

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Restrictive Covenants of Palmetto Subdivision Phase I (hereinafter referred to as the "Declaration") on March 1, 2021, in Official Records Book 1195, Page 276 of the Public Records of Wakulla County, Florida;

WHEREAS, in accordance with Article IX, Section 3 of the Declaration, Declarant may amend the Declaration by adding additional property;

WHEREAS, Declarant desires to amend the Declaration by annexing certain real property ("Phase 2") under the Declaration.

NOW THEREFORE, Pursuant to the Declarant's authority under the Declarations, the Declaration is hereby amended as follows:

1. The terms "Property" and "Lot" in the Declaration shall include the residential property described on the attached Exhibit "A."

IN WITNESS WHEREOF, the Declarant has caused this Second Amendment to Declaration of Restrictive Covenants to be executed the date and year first above written.

Signed, sealed and delivered in the presence of:

Karin Dun
Signature

Karlin Harper
Printed Name)

Carly Cook
Signature

CAROL COOK
Printed Name

DECLARANT:

Palmetto II of Wakulla County, LLC

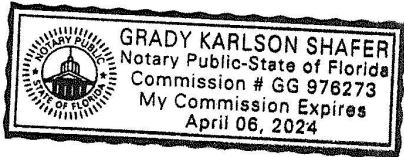
[Signature]

By: Robert Parrish
Its: Manager

Unofficial Copy

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of September, 2021 by Robert Parrish, as Manager of Palmetto II of Wakulla County LLC, a Florida limited liability company. He (check one) is personally known to me or has produced a driver's license as identification.



[Signature]
NOTARY PUBLIC

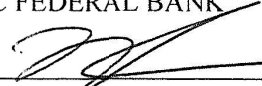
JOINDER AND CONSENT

This Joinder to Recordation of the First Amendment to the Declaration of Covenants and Restrictions of Palmetto Subdivision – Phase I (“Joinder and Consent”) is made this 10 day of September, 2021, by TC Federal Bank.

TC Federal Bank hereby certifies that it is the holder of a Mortgage recorded in Official Records Book 1173, Page 204 of the Public Records of Wakulla County, Florida and that TC Federal Bank hereby joins in and consents to the recordation of the First Amendment to the Declaration of Covenants and Restrictions of Palmetto Subdivision – Phase I.

In witness whereof, TC Federal Bank has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers hereunto duly authorized, the day and year first above written.

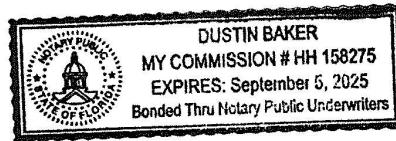
TC FEDERAL BANK


By: Nat Higdon
Its: Tallahassee Market President

STATE OF FLORIDA
COUNTY OF FL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization , this 10 day of September, 2021, by Nat Higdon, as Tallahassee Market President of TC Federal Bank.


Notary Public



Personally Known OR Produced Identification
Type of Identification Produced _____

Exhibit "A"

Palmetto Subdivision Phase I

Begin at a concrete monument marking the Northeast corner of Lot 55 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence leaving said POINT OF BEGINNING run along the Easterly monumented boundary line of said Lot 55 as follows: South 18 degrees 27 minutes 15 seconds East 316.92 feet to a rod and cap; thence run South 17 degrees 18 minutes 04 seconds East 768.66 feet to a rod and cap; thence run South 17 degrees 18 minutes 59 seconds East 952.38 feet to a concrete monument; thence leaving said Easterly boundary line run South 71 degrees 39 minutes 56 seconds West 426.96 feet to a concrete monument; thence run South 71 degrees 39 minutes 48 seconds West 430.24 feet to a rod and cap; thence run North 17 degrees 29 minutes 14 seconds West 2027.90 feet to a nail and cap lying on the Northerly boundary line of Lot 55 of said Hartsfield Survey of Lands; thence run along said Northerly boundary line North 70 degrees 59 minutes 44 seconds East 857.40 feet to the POINT OF BEGINNING. Containing 40.12 acres more or less.

SUBJECT TO THE COUNTY MAINTAINED RIGHT OF WAY OF WAKULLA ARRAN ROAD LYING OVER AND ACROSS A NORTHERLY PORTION OF THE ABOVE DESCRIBED PROPERTY.

Palmetto Subdivision Phase II

Commence at a found concrete monument marking the Northeast corner of Lot 55 of the Hartsfield Survey of lands in Wakulla County, Florida; thence run along the Northerly boundary line of said Lot 55 South 70 degrees 59 minutes 44 seconds West 857.40 feet to a nail and cap marking the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Northerly boundary line South 71 degrees 00 minutes 14 seconds West 715.32 feet to a found rod and cap; thence leaving said Northerly boundary line run South 17 degrees 29 minutes 08 seconds East 2019.78 feet to a rebar; thence North 71 degrees 38 minutes 31 seconds East 63.83 feet to a concrete monument; thence North 71 degrees 39 minutes 24 seconds East 493.73 feet to a concrete monument; thence North 71 degrees 39 minutes 04 seconds East 157.65 feet to a rod and cap; thence North 17 degrees 29 minutes 14 seconds West 2027.90 feet to the POINT OF BEGINNING.

SUBJECT TO THE COUNTY MAINTAINED RIGHT OF WAY OF WAKULLA ARRAN ROAD LYING OVER AND ACROSS A NORTHERLY PORTION OF THE ABOVE DESCRIBED PROPERTY.