

Prepared By:
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127 Palafox Place, Suite 200
Pensacola, FL 32502

**CERTIFICATE OF FIRST AMENDMENT AND FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, AND ASSESSMENTS FOR HAMILTON CROSSING**

STATE OF FLORIDA
COUNTY OF SANTA ROSA

HAMILTON CROSSING HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("**Association**"), by and through its undersigned officer, certifies that,

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, Easements, and Assessments for Hamilton Crossing, dated October 28, 2019, was recorded on November 7, 2019, in Official Records Book 3888, Page 219 of the public records of Santa Rosa County, Florida (the "**Declaration**"); and

WHEREAS, in accordance with Article VIII, Section 8.2 of the Declaration, the Declaration may be amended by the Declarant so long as it owns at least one (1) Lot; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby amends the Declaration as follows:¹

Article V, Section 5.1 is hereby amended to read as follows:

5.1 Single Family Residential Use. No building, Structure, or improvement shall be constructed, erected, altered, placed or permitted to remain on any of the Lots within the Subdivision other than single family dwellings and appurtenances; provided however, that a shed may be erected, maintained or used on any Property within the Subdivision, provided that such erection, maintenance and use has been approved by the ARC. As permitted by the Declaration, the Board of Directors may promulgate rules defining a "single family", and to prohibit occupancy by certain types of felons who have not had their civil rights restored and registered sex offenders.

Article V, Section 5.9, subparagraph (a) is hereby amended to read as follows:

5.9 Temporary Buildings and Building Materials.

(a) No ~~shed~~, tent or temporary Structure and/or building shall be erected, maintained or used on any Property within the Subdivision; provided however, that temporary buildings for

¹ Underlined words are being added; stricken words are being deleted.

use and used for a reasonable time only for purposes incidental to the initial construction of dwellings on any Property may be erected, maintained and used, provided that such erection, maintenance and use has been approved by ARC and provided further that said temporary buildings shall be promptly removed upon the completion of such construction work. A shed may be erected, maintained and used on any Property within the Subdivision, provided that such erection, maintenance and use has been approved by the ARC.

WHEREAS, all provisions of the Declaration not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the Association hereby certifies the foregoing First Amendment to the Declaration was duly adopted and that the Association has caused this First Amendment to be executed by its President, this 3rd day of February, 2022.

WITNESSES:

Allison Reamey
Print Name: Allison Reamey

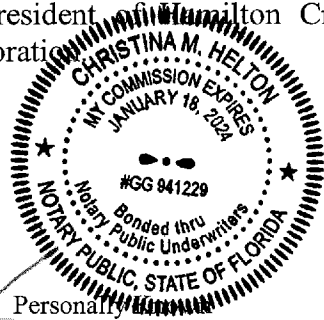
**HAMILTON CROSSING
HOMEOWNERS ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Rodney P Williams
Print Name: RODNEY P WILLIAMS

Chad Willard
Chad Willard, President

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 3rd day of February, 2022, by Chad Willard as President of Hamilton Crossing Homeowners Association, Inc., a Florida not-for-profit corporation.



Christina Helton
NOTARY PUBLIC
Print Name: Christina Helton

Personally
OR
Produced Identification; Type of Identification Produced _____