

Prepared by and return to:
Edsel F. Matthews, Jr., PA
308 South Jefferson Street
Pensacola, Florida 32502
850-432-1300

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
MAPLE OAKS WEST PHASE ONE, A SUBDIVISION,
TO ADD MAPLE OAKS WEST PHASE TWO**

THIS AMENDMENT made this the 21st day of February, 2007, by The H.L.O.T.
Family Limited Partnership, a Florida Limited Partnership and U.I.L. Family Limited
Partnership, a Florida Limited Partnership, as successor to Maple Oaks West, Inc., hereinafter
collectively referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant executed a Declaration of Covenants, Conditions and
Restrictions for Maple Oaks West Phase One ("Declaration") and recorded same in Official
Records Book 4860 at Page 0738 of the public records of Escambia County, Florida; and

WHEREAS, the Declaration contemplated the addition of multiple phases; and

WHEREAS, Declarant now desires to amend the Declaration of Covenants,
Conditions and Restrictions for Maple Oaks West Phase One, a Subdivision, to add Maple Oaks
West Phase Two.

THEREFORE, Declarant now desires that all the Property described in Exhibit "A"
shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions
set forth in the Declaration and as amended by this Amendment, all of which are for the purpose
of protecting the value and desirability of said Property and which shall run with the Property and
be binding on all parties having any right, title or interest in the Property described in the
attached Exhibit "A", or any part thereof, and on all persons deraining title through the
Declarant, their respective heirs, successors and assigns, and shall inure to the benefit of each
owner thereof.

**ARTICLE I
DEFINITIONS**

1) Terms contained in the Amendment shall have the same meaning as set forth in
the Declaration, unless specified otherwise in this Amendment.

2) "Amendment" shall mean this instrument entitled Amendment to the Declaration of Covenants, Conditions and Restrictions for Maple Oaks West Phase One to add Maple Oaks West Phase Two.

3) "Properties" or "Property" shall now include the property described on the attached Exhibit "A".

4) The definition of "Common Area" shall be expanded to include all sign easements shown on the Plat.

5) The definition of "Common Elements" shall be expanded to include all improvements located of the Common Areas as shown on the Plat.

6) The term "Plat" shall now include the plat of Maple Oaks West Phase Two, recorded in the public records of Escambia County, Florida.

7) "Lot" shall mean and refer to all Lots, as reflected on the Plat of Maple Oaks West Phase Two.

ARTICLE II
MEMBERSHIP AND VOTING RIGHTS

It is the intention of the Declarant by this Amendment to annex the property described on the attached Exhibit "A" as Maple Oaks West Phase Two and bring same under the jurisdiction of the Association contemplated by provisions of Article II of the Declaration.

ARTICLE III
ARCHITECTURAL CONTROL

The provisions of Article III, Architectural Control, contained in the Declaration shall apply to all Lots in Maple Oaks West Phase Two

ARTICLE IV
USE RESTRICTIONS

All of the provisions of Article IV, Use Restrictions and Construction Requirements shall apply, as appropriate, to the Maple Oaks West Phase Two.

**ARTICLE V
ASSESSMENTS**

The provisions of Article V, Assessment, contained in the Declaration shall apply, as appropriate, to all Lots in the Maple Oaks West Phase Two

**ARTICLE VI
COMMON AREAS**

In addition to the provision for Property Rights set forth in the Declaration, the following shall apply to Maple Oaks West Phase Two.

Section 1. Common Area Easements. Every Owner of every Lot shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with title to every Lot (even if not referenced in the document of conveyance) for the purposes as set forth in the Declaration.

**ARTICLE VII
GENERAL PROVISIONS**

The provisions of Article VII, General Provisions, contained in the Declaration, shall apply to all Lots in Maple Oaks West Phase Two.

**ARTICLE VIII
DUTY TO REBUILD OR REPAIR AND INSURANCE COVERAGE**

The provisions of Article VIII, Duty to Rebuild or Repair and Insurance Coverage, contained in the Declaration, shall apply to all Lots in Maple Oaks West Phase Two.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Declaration of Covenants, Conditions and Restrictions for Maple Oaks West Phase One Subdivision To Add Maple Oaks West Phase Two, this the 9th day of January 2007.

Signed, sealed and delivered
in the presence of:
Tina K. Erwin
Printed Name

Julie Kimberly Walker
Printed Name
Julie Kimberly Walker

DECLARANT:

The H.L.O.T. Family Limited Partnership,
a Florida Limited Partnership and
U.L.L. Family Limited Partnership
a Florida Limited Partnership

BY: [Signature]
Edwin Henry, General Partner

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of January, 2007, by Edwin Henry, as General Partner of The H.L.O.T. Family Limited Partnership, a Florida Limited Partnership and U.L.L. Family Limited Partnership, a Florida Limited Partnership, on behalf of both limited partnerships. Who is personally known to me or who has produced _____ as identification.



Tina R. Ervin
Commission #DD480469
Expires: OCT. 11, 2009
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NOTARY PUBLIC

DESCRIPTION (PREPARED BY TENDER SURVEYING & MAPPING, P.A.)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 30 WEST, SECTION 10, TOWNSHIP 1 NORTH, RANGE 30 WEST, 62 DEGREES 02 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF THE FORESAID SECTION 21 A DISTANCE OF 3447 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE C&W RAILROAD (BEING THE LOCALITY AND NASHVILLE RAILROAD); THENCE GO NORTH 28 DEGREES 29 MINUTES 29 SECONDS WEST ALONG THE FORESAID RIGHT-OF-WAY LINE A DISTANCE OF 1084.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE RAILROAD RIGHT-OF-WAY, NORTH 28 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 47 DEGREES 02 MINUTES 13 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 81 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 818 FEET; THENCE SOUTH 33 DEGREES 42 MINUTES 49 SECONDS WEST A DISTANCE OF 128.88 FEET; THENCE SOUTH 23 DEGREES 08 MINUTES 43 SECONDS WEST A DISTANCE OF 92.44 FEET; THENCE SOUTH 57 DEGREES 42 MINUTES 29 SECONDS WEST A DISTANCE OF 289.80 FEET; THENCE SOUTH 76 DEGREES 48 MINUTES 03 SECONDS EAST A DISTANCE OF 76.22 FEET; THENCE SOUTH 60 DEGREES 35 MINUTES 04 SECONDS EAST A DISTANCE OF 68.05 FEET; THENCE SOUTH 73 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 103.78 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 47 SECONDS EAST A DISTANCE OF 109.81 FEET; THENCE NORTH 08 DEGREES 22 MINUTES 47 SECONDS EAST A DISTANCE OF 109.79 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 13 SECONDS WEST A DISTANCE OF 30.80 FEET; THENCE SOUTH 83 DEGREES 28 MINUTES 41 SECONDS EAST A DISTANCE OF 5.85 FEET; THENCE SOUTH 03 DEGREES 34 MINUTES 41 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 29 DEGREES 25 MINUTES 32 SECONDS EAST A DISTANCE OF 12.18 FEET; THENCE NORTH 80 DEGREES 37 MINUTES 24 SECONDS WEST A DISTANCE OF 88.32 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 24 SECONDS WEST A DISTANCE OF 148.16 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 60.71 FEET; THENCE SOUTH 63 DEGREES 34 MINUTES 29 SECONDS WEST A DISTANCE OF 18.44 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 92.28 FEET; THENCE SOUTH 03 DEGREES 34 (CONTAINING 33.29 ACRES MORE OR LESS)

