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Prepared by:
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SRM-10-4286

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR ROBINSON'S MILL**

This Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Robinson's Mill (the "Second Amendment") is made this 19th day of November, 2015.

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Robinson's Mill, dated May 12, 2008, is recorded in Official Records Book 6352, at Page 1806 of the public records of Escambia County, Florida (the "Declaration");

WHEREAS, the Declaration was previously amended by an Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Robinson's Mill, dated November 15, 2010, and recorded in Official Records Book 6659, at Page 1798 of the public records of Escambia County, Florida (the "First Amendment"); and

WHEREAS, in accordance with Article XII, Section 12.5(a) of the Declaration, Declarant desires to amend that portion of the Declaration regarding the specific restrictions for the maintenance and upkeep of Lots, to perfect and clarify the conditions under which the requirements of the Declaration apply.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby agree that, effective as of the date of recording of this instrument in the public records of Escambia County, Florida, the Declaration shall be amended as follows:

Article III, Sections 3.4(r) and (s) of the Declaration are hereby modified to read as follows:

Section 3.4 Specific Restrictions.

(r) Noxious Vegetation. No Owner may permit the growth of noxious weeds or vegetation on the Owner's Lot or on the land lying between the street pavement and the front lot line of Owner's Lot. All unimproved areas of a Lot must be maintained in an attractively landscaped and sightly manner. The Association may impose a fine for each day this

paragraph is violated. This subparagraph shall not apply to any Lot that is vacant or under construction until such time as a Certificate of Occupancy has been issued by Escambia County.

(s) Landscaping. All Lots shall be fully landscaped in a way that complements the area. The Architectural Review Committee shall have complete discretion in determining whether any Lot is in compliance with these requirements, which may be based upon purely aesthetic reasons. All street-facing elevations must be landscaped in an attractive manner. This subparagraph shall not apply to any Lot that is vacant or under construction until such time as a Certificate of Occupancy has been issued by Escambia County.

(i) Landscape installation must begin no later than one (1) week after building construction has ended, weather permitting. The landscape installation must be completed within sixty (60) working days after commencement, subject to force majeure.

(ii) Additional planting shall be installed wherever there has been damage to the existing vegetation during construction or where no vegetation previously existed.

(iii) Shrubs and ground covers should be planted in masses of one (1) type per mass and in sufficient numbers to create beds or "drifts" of plants. Screen or buffer hedges should be composed of one (1) type of plant. Hedges which are intended to be clipped should be selected and consistently maintained in order to sustain an opaque character to the ground.

(iv) Trees and shrubs should be clustered to frame the views of open space areas or to screen undesirable views.

(v) Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions.

(vi) Trees which will grow to a large size shall only be planted in areas within a lot where mature trunks are no closer than four (4) feet from the back of curbs and where roots are not expected to adversely affect any roadway pavement.

(vi) All landscape areas shall have an automatic irrigation system.

(end of text – signature page to follow)

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed the day and year first above written.

Witnesses:

Terese McLaughlin Bass
Print Name: Terese McLaughlin Bass

Wendy Kidd
Print Name: Wendy Kidd

ROBINSON'S MILL INVESTMENTS, LLC, a Florida limited liability company

Edwin R. Epstein
By: Edwin R. Epstein, its manager

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of November, 2015, by Edwin R. Epstein, as manager of Robinson's Mill Investments, LLC, a Florida limited liability company.

Jacqueline J. Van Zile
NOTARY PUBLIC
Print Name: Jacqueline J. Van Zile

Personally Known
 OR
 Produced Identification
Type of Identification Produced FLDL

