

AMENDMENT TO  
DECLARATION OF COVENANTS  
AND RESTRICTIONS OF  
PINE BLUFF

DAYTONA BEACH, FLORIDA

THIS AMENDMENT is made this 2nd day of February,  
1982, by THE TRAILS, INC., a Florida Corporation, with its  
principal place of business at 5001 North Nova Road, Ormond  
Beach, Volusia County, Florida, (hereinafter sometimes referred  
to as the "Developer").

WHEREAS, the Developer has previously caused a Declaration  
of Covenants and Restrictions of Pine Bluff to be placed of  
record in Official Records Book 2242, Pages 0891 through 0899,  
of the Public Records of Volusia County, Florida; and

WHEREAS, pursuant to Article VII thereof, the Developer  
reserved the right to amend, modify or rescind such parts of  
the restrictions as it, in its sole discretion, deems necessary  
or desirable; and

WHEREAS, the Developer in its sole discretion deems it  
necessary and desirable to amend the Declaration of Covenants  
and Restrictions of Pine Bluff as set forth below; and

WHEREAS, such amendment as hereinbelow set forth will not  
substantially change the character, nature or general scheme  
of the development of the Pine Bluff Subdivision,

NOW, THEREFORE, the Developer hereby amends the Declaration  
of Covenants and Restrictions of Pine Bluff as follows:

1. Article V is hereby amended by adding the following:

"Section 12. As of April 1, 1982, per this  
Amendment to Declaration of Covenants and Restrictions of Pine  
Bluff, the annual assessment levied by the Association shall be  
\$ 25.00. The amount of this assessment shall continue in  
effect until such time as the Board of Directors of the  
Association, pursuant to the By-Laws of the Association, changes  
the amount of the annual assessment."

2. Article VI is hereby amended by adding the following:

"Section 5. The Developer hereby reserves  
sidewalk easements upon all common areas immediately adjacent  
to each lot, such sidewalk easement is for the purpose of  
building and maintaining a sidewalk from the driveway serving  
the particular lot to the front door of the dwelling unit  
constructed upon the lot. These sidewalk easements shall be  
exclusive easements for the benefit of the lot owners and  
shall pass with the lot served by the sidewalk easements  
whether or not mentioned in the deed of conveyance."

IN WITNESS WHEREOF, the Developer has hereunto set its hand  
and seal on the day and year first above written.

WITNESSES:

THE TRAILS, INC.

BY:

Attest:

*Cynthia C. Kraus*  
*Sharon F. Landette*

*Orlando M. ...*  
*William J. ...*

*Recorded  
OR Book 2330  
Pg 8067*

STATE OF FLORIDA  
COUNTY OF VOLUSIA

On this day, before me, the undersigned authority, personally appeared C. W. Singletary, Jr. and William G. Heath, well known to me to be the President and Secretary respectively of the corporation who executed the foregoing Amendment to Declaration of Covenants and Restrictions of Pine Bluff, who being by me first duly sworn, deposes and says that they executed said Amendment for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 2nd day of February, 1982.

Cynthia A. Krantz  
Notary Public, State of Florida

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Jan. 15, 1985  
Secured Two Way Talk - Insurance, Inc.

JOINDER IN AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
OF PINE BLUFF

Security First Federal Savings and Loan Association, being the owner of mortgage liens on the property described herein, hereby joins in the execution of the foregoing Amendment to Declaration for the purpose of subjecting its mortgage liens to such Amendment.

Dated this 2nd day of February, 1982.

SECURITY FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION

BY: [Signature]

Attest: [Signature]

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing "Joinder" was acknowledged before me, by Robert L. Hillman and Rosemarie K. Anderson, Vice-Pres & Asst. Secy. respectively, of Security First Federal Savings and Loan Association, on behalf of the corporation.

Dated this 2nd day of February, 1982.

Cynthia A. Krantz  
Notary Public, State of Florida

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Jan. 15, 1985  
Secured Two Way Talk - Insurance, Inc.

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BOOK PAGE  
VOLUSIA COUNTY  
SECOND AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
OF PINE BLUFF

Book 2563  
p9  
0620

THIS SECOND AMENDMENT is made this 26<sup>th</sup> day of April, 1984, by THE TRAILS, INC., a Florida Corporation, with its principal place of business at 1001 Old Tomoka Road, Ormond Beach, Florida, 32074, (hereinafter sometimes referred to as the "Developer").

WHEREAS, the Developer has previously caused a Declaration of Covenants and Restrictions of Pine Bluff to be placed of record in Official Records Book 2242, Pages 0891 through 0899, Public Records of Volusia County, Florida, and amended at Official Records Book 2330, Page 0067, Public Records of Volusia County, Florida; and

WHEREAS, pursuant to Article VII thereof, the Developer reserved the right to amend, modify or rescind such parts of the restrictions as it, in its sole discretion, deems necessary or desirable; and

WHEREAS, the Developer in its sole discretion deems it necessary and desirable to amend the Declaration of Covenants and Restrictions of Pine Bluff as set forth below; and

WHEREAS, such amendment as hereinbelow set forth will not substantially change the character, nature or general scheme of the development of the Pine Bluff Subdivision,

NOW, THEREFORE, the Developer hereby amends the Declaration of Covenants and Restrictions of Pine Bluff as follows:

- 1. The first "WHEREAS" clause is amended to read as follows:

"WHEREAS, The Trails, Inc., a Florida Corporation, with its principal place of business at 1001 Old Tomoka Road, Ormond Beach, Florida, (hereinafter referred to as "Developer"), is the owner of all of Trails West Subdivision, Unit 2, in Volusia County, Florida, as per map in Map Book 37, Page 99, Public Records of Volusia County, Florida, and in addition is the owner of all of Trails West Subdivision, Unit 6, in Volusia County, Florida, as per map in Map Book 39, Page 99, Public Records of Volusia County, Florida, (hereinafter Unit II and Unit 6 being jointly referred to as the "Development") and intends to construct one dwelling unit on each of the lots thereof, such residences to be constructed in one and two-story single family attached residences; and"

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IN WITNESS WHEREOF, the Developer has hereunto set its hand and seal on the day and year first above written.

WITNESSES:

THE TRAILS, INC.

BY:

*[Signature]*

ATTEST:

*[Signature]*

*[Signature]*

IN WITNESS WHEREOF, the <sup>BOOK</sup> ~~deponent~~ <sup>FACE</sup> ~~has~~ hereunto set its hand and seal on the day and year first above written.

WITNESSES:

THE TRAILS, INC.

BY: C. W. Singletary, Jr.  
C. W. Singletary, Jr., President

ATTEST: William G. Heath  
William G. Heath, Secretary

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1984, by C. W. Singletary, Jr. and William G. Heath, as President and Secretary, respectively, of THE TRAILS, INC., a Florida Corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

JOINER IN AMENDMENT TO DECLARATION

Security First Federal Savings and Loan Association, being the owner of mortgage liens on the property described herein, hereby joins in the execution of the foregoing Third Amendment to Declaration for the purposes of subjecting its mortgage liens to such Amendment to Declaration.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

SECURITY FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION

BY: Linda F. Alexon, Vice-Pres.

ATTEST: Rosemarie K. Anderson  
Rosemarie K. Anderson, Asst. Sec.

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1984, by Linda F. Alexon and Rosemarie K. Anderson, as Asst. Vice President and Assistant Secretary, respectively, of SECURITY FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires March 31, 1987

Philip Holman  
Please return.

To  
Bill FERRARA  
870 SHADY BRANCH

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of PINE BLUFF HOMEOWNERS ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on February 10, 1981, as shown by the records of this office.

The charter number for this corporation is 756258.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
10th day of February, 1981.



CER 101 Rev. 12-80

Secretary of State

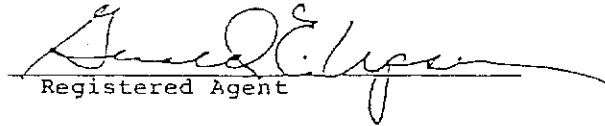
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT  
UPON WHOM PROCESS MAY BE SERVED.

FEB 10 8 53 AM '81  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

First: That Pine Bluff Homeowners Association, Inc. is desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Ormond Beach, Volusia County, Florida, has named Gerald E. Upson, 180 North Nova Road, Ormond Beach, Fla., as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above named corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act to keeping said office open.

  
Registered Agent