

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Carlos R. Arias
ARIAS BOSINGER, PLLC
280 W. Canton Ave., Ste. 330
Winter Park, FL 32789

_____ the space above this line is reserved for recording purposes _____

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAGNOLIA
PARK AT BAYSIDE LAKES SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of MAGNOLIA PARK AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC. (hereinafter the "Association"), pursuant to the Florida Statutes and the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAGNOLIA PARK AT BAYSIDE LAKES SUBDIVISION, recorded in Official Records Book 4825, Page 0927, *et seq.*, of the Public Records of Brevard County, Florida, as amended and supplemented (hereinafter the "Declaration"), hereby certify that the AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAGNOLIA PARK AT BAYSIDE LAKES SUBDIVISION, which amendment is attached hereto and by reference made a part hereof (hereinafter the "Amendment"), was duly adopted at a meeting of the Members on the 17th day of March, 2024 (hereinafter the "Meeting").

Pursuant to Article VIII, Section 2 of the Declaration, the Amendment was adopted at the Meeting by the approval of two-thirds (2/3) of the total membership vote. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 28th day of March, 2024.

Signed, sealed and delivered
in the presence of:

MAGNOLIA PARK AT BAYSIDE LAKES
HOMEOWNERS ASSOCIATION, INC.

WITNESS 1:

Michael Connell
(Sign)
MICHAEL CONNELL
(Print)
2051 Bramblewood Cir SE
(Post Office Address)
Palm Bay FL 32909
(City/State/Zip)

PRESIDENT:

By: [Signature]
(Sign)
Michael A Davis
(Print)
123 Ridgemont Cir
(Post Office Address)
Palm Bay FL 32909
(City/State/Zip)

WITNESS 2:

Stacy L. Maier
(Sign)
Stacy L. Maier
(Print)
3251 Lowry Blvd. SE
(Post Office Address)
Palm Bay, FL 32909
(City/State/Zip)

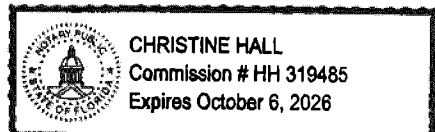
STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me, by means of physical presence
or online notarization, this 28th day of March, 2024, by
Michael A. Davis, as President of MAGNOLIA PARK AT BAYSIDE LAKES
HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the
corporation, who is personally known to me or who has produced
FLDL D120-541-62-460-0 as identification.

NOTARY PUBLIC

[Signature] (Sign)
Christine Hall (Print)

State of Florida, At Large
My Commission Expires:



Signed, sealed and delivered
in the presence of:

MAGNOLIA PARK AT BAYSIDE LAKES
HOMEOWNERS ASSOCIATION, INC.

WITNESS 1:

[Signature]
(Sign) Michael Oconnell
(Print) 2051 Brandwood Cir SE
(Post Office Address) Palm Bay FL 32901
(City/State/Zip)

SECRETARY:

Attested: [Signature]
(Sign) Gary Halthide
(Print) 1966 Thornwood Drive SE
(Post Office Address) Palm Bay, FL 32909
(City/State/Zip)

WITNESS 2:

[Signature]
(Sign) Sarah L. Maier
(Print) 3251 Honey Blvd. SE
(Post Office Address) Palm Bay, FL 32909
(City/State/Zip)

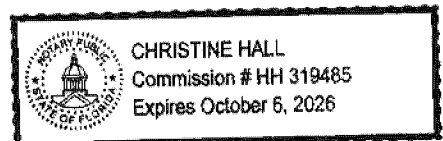
STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me, by means of physical presence
or online notarization, this 22th day of March, 2024, by
Gary Halthide, as Secretary of MAGNOLIA PARK AT BAYSIDE LAKES
HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the
corporation, who is personally known to me or who has produced
FL DL H413-295-63-067-0 as identification.

NOTARY PUBLIC

[Signature] (Sign)
Christine Hall (Print)

State of Florida, At Large
My Commission Expires:



**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
MAGNOLIA PARK AT BAYSIDE LAKES SUBDIVISION**

The following amendments are made to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAGNOLIA PARK AT BAYSIDE LAKES SUBDIVISION, recorded in Official Records Book 4825, Page 0927, *et. seq.*, of the Public Records of Brevard County, Florida (additions are indicated by underlining, deletions are indicated by ~~striketrough~~, and omitted but unaltered provisions are indicated by ellipses):

[...]

**ARTICLE II
ARCHITECTURAL AND AESTHETIC REQUIREMENTS**

[...]

Section 5. Landscaping.

[...]

(b) A total minimum of ~~four (4)~~ three (3) trees consisting either of ~~two (2)~~ one (1) Live Oak trees and one (1) Magnolia tree or ~~three (3)~~ two (2) Live Oak trees, and one (1) 12' or larger palm tree must be planted on each Lot at all times. The Live Oak and Magnolia trees must be a minimum of 60 gallon container size with a 3" minimum caliper. ~~One of the trees required above, either a Live Oak tree or a Magnolia tree, must be~~ An existing Live Oak or Magnolia tree planted in the center of the Lot between the back-of-curb and sidewalk, that is in addition to the required minimum of three (3) trees that must be planted on each lot, may be removed and not replaced, or may be removed and replaced only with a Magnolia tree.

[...]

Section 6. Roofs, Shingle Material and Exterior Elevations.

No primary portion of a straight gable or hip roofs may be built with a pitch lower than 6/12. All roofs shall be pitched except for those areas over porches and patios. The Committee must approve the type, color, and style of all shingle and metal roof covering materials. Shingles must be architectural grade, 30 year shingles which are fungus-resistant. Metal roof covering materials must be either metal shingles, standing seam metal panels or through fastened metal panels. Metal shake, metal slate or metal tile roofs are not permitted. The Committee may reject any exterior elevation based on the roof line, shingle type or exterior elevation appearance that in its judgment is not within character in keeping up with the standards of the subdivision.

[...]