

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
SHADOW LAKES, UNIT NO. 1,
A SUBDIVISION, TO ADD
SHADOW LAKES, UNIT 3**

THIS AMENDMENT made this the 31 day of MARCH, 2006, by **THE MITCHELL COMPANY, INC.**, an Alabama corporation, hereinafter collectively referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant executed a Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit 1 ("Declaration") and recorded same in Official Records Book 1581 at Page 1288 of the public records of Santa Rosa County, Florida; and

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

WHEREAS, Declarant has previously added Unit 2 in Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit 1, a Subdivision To Add Shadow Lake, Unit 2, which was recorded in Official Records Book 1854 at Page 117 of the public records of Santa Rosa County, Florida; and

WHEREAS, Declarant now desires to amend the Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit 1, a Subdivision, to Add Shadow Lakes, Unit 3.

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.

PLAT BOOK 10 PGS 54,55

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 Shadow Lakes, Unit 1 to add Shadow Lakes, Unit 3.

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 Shadow Lakes, Unit 3, recorded in the public records of Santa Rosa County, Florida.

7) "Lot" shall mean and refer to all Lots, as reflected on the Plat of Shadow Lakes, Unit 3.

ARTICLE II
PROPERTY RIGHTS

In addition to the provision for Property Rights set forth in the Declaration, the following shall apply to Shadow Lakes, Unit 3.

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 following purposes:

(a) Displaying and maintaining a sign identifying the subdivision on any sign easement shown on the Plat.

(b) Such other rights and easements as the Association may determine to be suitable for the use and enjoyment of the Owners.

ARTICLE III
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 Shadow Lakes, Unit 3 and bring same under the jurisdiction of the Association contemplated by provisions of Article VIII, Section 6 of the Declaration.

ARTICLE IV
COVENANT FOR SUBDIVISION MAINTENANCE ASSESSMENTS

The provisions of Article IV, Covenant for Maintenance and Assessments contained in the Declaration shall apply to all Lots in Shadow Lakes, Unit 3.

ARTICLE V
ARCHITECTURAL CONTROL

The provisions of Article V, Architectural Control, contained in the Declaration shall apply to all Lots in Shadow Lakes, Unit 3. However, the Architectural Control Committee shall now be composed of Paul Saba, Jon A. Franz and Tom Caldwell.

ARTICLE VI
BUILDING SETBACK LINES, CONSTRUCTION RESTRICTIONS AND CONSTRUCTION REQUIREMENTS

All of the provisions of Article VI, Building Setback Lines, Construction Restrictions and Construction Requirements shall apply, as appropriate, to the Lots in Shadow Lakes, Unit 3, subject to the following amendments:

No one-story dwelling shall be erected on any Lot having a living area (such defined as being heated and cooled) of less than 900 square feet.

ARTICLE VII
GENERAL RESTRICTIONS

The provisions of Article VII, General Restrictions, contained in the Declaration shall apply, as appropriate, to all Lots in the Shadow Lakes, Unit 3.

ARTICLE VIII
GENERAL PROVISIONS

The provisions of Article VIII, General Provisions, contained in the Declaration, shall apply to all Lots in Shadow Lakes, Unit 3.

ARTICLE III
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 Shadow Lakes, Unit 3 and bring same under the jurisdiction of the Association contemplated by provisions of Article VIII, Section 6 of the Declaration.

ARTICLE IV
COVENANT FOR SUBDIVISION MAINTENANCE ASSESSMENTS

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The provisions of Article V, Architectural Control, contained in the Declaration shall apply to all Lots in Shadow Lakes, Unit 3. However, the Architectural Control Committee shall now be composed of Paul Saba, Jon A. Franz and Tom Caldwell.

ARTICLE VI
**BUILDING SETBACK LINES, CONSTRUCTION RESTRICTIONS
AND CONSTRUCTION REQUIREMENTS**

All of the provisions of Article VI, Building Setback Lines, Construction Restrictions and Construction Requirements shall apply, as appropriate, to the Lots in Shadow Lakes, Unit 3, subject to the following amendments:

No one-story dwelling shall be erected on any Lot having a living area (such defined as being heated and cooled) of less than 900 square feet.

ARTICLE VII
GENERAL RESTRICTIONS

The provisions of Article VII, General Restrictions, contained in the Declaration shall apply, as appropriate, to all Lots in the Shadow Lakes, Unit 3.

ARTICLE VIII
GENERAL PROVISIONS

The provisions of Article VIII, General Provisions, contained in the Declaration, shall apply to all Lots in Shadow Lakes, Unit 3.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Declaration of Covenants, Conditions and Restrictions for Shadow Lakes, Unit No. 1 Subdivision To Add Shadow Lakes, Unit No. 3, this the 31st day of MARCH, 2006.

Signed, sealed and delivered in the presence of:

Jon Franz
Printed Name JON FRANZ

Joyce P. Olsen
Printed Name Joyce Olsen

DECLARANT:

THE MITCHELL COMPANY, INC.
An Alabama Corporation

BY: *Michael Paul Saba*
Its: SR. VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31st day of March, 2006, by Michael Paul Saba, sr Vice President of The Mitchell Company, Inc., an Alabama corporation, on behalf of the corporation. He is personally known to me or who has produced _____, as identification.

Joyce P. Olsen
NOTARY PUBLIC

Joyce P. Olsen
Notary Public - State of Florida
My Commission # DD 492355
My Commission Expires Feb. 3, 2010

COMMENCE AT THE NORTHWEST CORNER OF SHADOW LAKES UNIT 1, BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE S 00°01'14" E ALONG THE WEST LINE OF SAID SHADOW LAKES UNIT 1 FOR 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°01'14" E ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR 2155.59 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE N 89°29'00" E ALONG SAID QUARTER LINE FOR 520.00 FEET TO THE SOUTHWEST CORNER OF SHADOW LAKES UNIT 11 ~ PHASE II AS RECORDED IN PLAT BOOK "H" AT PAGE 9, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N 00°01'14" W AND ALONG THE WEST LINE OF SAID SHADOW LAKES UNIT II ~ PHASE II FOR 110.00 FEET; THENCE N 89°29'00" E FOR 63.86 FEET; THENCE N 00°31'00" W FOR 60.00 FEET; THENCE N 89°29'00" E FOR 111.25 FEET; THENCE N 14°39'57" W FOR 134.07 FEET TO THE SOUTHWEST CORNER OF LOT 26 BLOCK "C"; THENCE S 89°29'00" W FOR 5.17 FEET; THENCE N 14°39'57" W FOR 62.13 FEET; THENCE N 89°29'00" E FOR 5.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE N 14°39'57" W FOR 123.76 FEET TO THE SOUTHWEST CORNER OF LOT 24 BLOCK "C"; THENCE N 04°25'09" W FOR 121.27 FEET TO THE SOUTHWEST CORNER OF LOT 21 BLOCK "C" OF SHADOW LAKES UNIT II AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK "G" AT PAGE 94; THENCE N 03°27'02" E FOR 119.30 FEET TO THE SOUTHWEST CORNER OF LOT 19 BLOCK "C"; THENCE SOUTH 89°29'00" W FOR 2.07 FEET; THENCE N 14°52'38" E FOR 61.44 FEET; THENCE N 89°29'00" E FOR 2.07' TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE N 14°52'38" E FOR 60.58 FEET; THENCE N 22°54'48" E FOR 132.02 FEET; THENCE N 00°05'00" E FOR 120.81 FEET; THENCE N 19°10'07" W FOR 379.96 FEET TO THE SOUTH LINE OF LOT 7 BLOCK "C", OF SHADOW LAKES UNIT #1 AS RECORDED IN PLAT BOOK "G" PAGE 29 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 89°29'00" W ALONG SAID SOUTH LINE FOR 60.00 FEET TO THE WEST LINE OF SAID SHADOW LAKES UNIT # 1; THENCE N 35°39'42" W FOR 875.24 FEET TO THE POINT OF BEGINNING. CONTAINING 25.01 ACRES MORE OR LESS.

