

85252011

O.R. 6123 PAGE 1419

AMENDMENT

TO

DECLARATION OF COVENANTS AND RESTRICTIONS

PERTAINING TO GEORGETOWN EAST

19 14762593 72 11. 02DC85

A SUBDIVISION

3 145 TOTAL 17.00 CHRG

11 CHG. 145  
DKBB  
40 Inc. 17.00  
46 Pos.  
Total 12.00

KNOW ALL MEN BY THESE PRESENTS that Premiere Group, Inc., hereinafter referred to as "Owner", is the owner and developer of certain real property located in Safety Harbor, Florida, more particularly described as Exhibit "A" attached hereto and incorporated herein by reference. The said Owner does hereby make the following Amendment to the Declaration of Covenants and Restrictions covering the said real property specifying that this Amendment shall constitute a covenant running with the land and that this Amendment shall be binding upon the said Owner and upon all persons deriving title by, through or under the said Owner, and upon his assigns and successors to title. These restrictions shall be for the benefit of and limitation upon all present and future owners of the real property described herein and shall be for the benefit of the City of Safety Harbor, Florida, a municipal corporation. These restrictions placed on the said land and constituting a covenant running with the land, are as follows:

1. That for such time that the lands comprising the development, known as Georgetown East, a Subdivision, (the Exhibit "A" lands), as those said lands are further described in the site plan and accompanying documents for Georgetown East, a Subdivision, site plan as filed with the City of Safety Harbor, Florida, are used for residential purposes, this covenant shall remain in full force and effect.

2. The owner intends to construct a decorative wood and concrete fence located as follows:

Along the southsides of Lots 63 through 73, inclusive, adjacent to Marshall Street; and along the westside of Lot 73, and adjacent to Beacon Place Drive; along the westerly boundaries of Lots 8, 10, 11 and 12, and adjacent to Beacon Place Drive.

This fence, being the property of the Association, shall be maintained by the Association in accordance with Article IV of the

- 1 -

CM8/1GAMD1

HOLD

This instrument prepared by William L. Jennings. DUNBAR, KIMPTON, BURKE & BOYER A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS 2901 U.S. HWY 19 NORTH, SUITE 203 CLEARWATER, FL 33575

"Subdivision Plat pertaining hereto are filed in Official Plat Book 92, pages 21 - 25, incl."

REC'D 2 11 45 AM '05

Declaration of Covenants and Conditions recorded at O.R. Book 6085, page 1029, et seq.

The City of Safety Harbor is deemed to have a beneficial interest in the restrictions set forth in this Amendment and no modifications or amendments of same may be effective without the joinder and consent of the City of Safety Harbor, which joinder and consent shall be solely within the discretion of the City of Safety Harbor. The City shall be fully entitled to enforce the restrictions contained in this Amendment.

These restrictions are placed upon this land in consideration of the City of Safety Harbor giving plat approval for Georgetown East.

Enforcement of these restrictions may be by action at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. The prevailing party to the action or suit shall be entitled to recover, in addition to costs allowed by law, such sums as the Court may adjudge to be reasonable for the services of its attorney, at trial or appellate levels. The City of Safety Harbor shall be entitled to institute enforcement of these restrictions under this paragraph pursuant to its beneficial interest in the restrictions.

Invalidation of any portion of these covenants by a judgment of a court of competent jurisdiction shall in no way affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, we have set our hands and seals this 22<sup>nd</sup> day of November, 1985.

Signed, sealed and delivered in presence of:

Antoinette J. Palta

Paul [Signature]

PREMIERE GROUP, INC.

BY: [Signature]  
Arlin Dell, Vice President

(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF PINELLAS

Before me personally appeared Arlin Dell, to me well known,

and known to me to be the individual described in and who executed the foregoing Amendment to the Declaration of Covenants and Restrictions, as Vice President of the above named Premiere Group, Inc., and acknowledged to and before me that he executed such instrument as such Vice President and that the seal affixed to the foregoing Amendment to the Declaration of Covenants and Restrictions is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 27<sup>TH</sup> day of

November, 1985.

  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. SEP 24, 1988  
BONDED THRU GENERAL INS. UNID.

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND RUN S 00°01'15" W, 50.00 FEET; THENCE N 89°36'27" E, 1329.43 FEET; THENCE S 00°02'29" E, 1784.18 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°02'29" E, 856.28 FEET; THENCE S 89°47'46" E, 289.35 FEET; THENCE S 00°12'14" W, 712.57 FEET; THENCE BY A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 11°02'17", A CHORD BEARING OF N 77°18'54" W, 63.48 FEET, AN ARC DISTANCE OF 63.57 FEET; THENCE N 71°47'46" W, 249.93 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 18°09'51", A CHORD BEARING OF N 80°52'42" W, 116.81 FEET, AN ARC DISTANCE OF 117.30 FEET; THENCE N 89°57'37" W, 146.64 FEET; THENCE S 00°02'23" W, 60.00 FEET; THENCE N 89°57'37" W, 436.20 FEET; THENCE N 00°02'23" E, 573.57 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 18°00'00", A CHORD BEARING OF N 09°02'23" E, 118.89 FEET, AN ARC DISTANCE OF 119.38 FEET; THENCE N 18°02'23" E, 366.28 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 17°27'37", A CHORD BEARING OF N 26°46'11" E, 115.35 FEET; AN ARC DISTANCE OF 115.80 FEET; THENCE N 35°30'00" E, 345.79 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 22°40'17", A CHORD BEARING OF N 24°09'52" E, 106.14 FEET, AN ARC DISTANCE OF 106.84 FEET; THENCE S 89°39'38" E, 281.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.144 ACRES, MORE OR LESS.

EXHIBIT "A"