

**AMENDMENT TO THE RESTRICTIVE COVENANTS  
OF PINE TIP HILLS HOME OWNERS ASSOCIATION, INC.**

THIS AMENDMENT to the restrictive covenants is hereby made this 15<sup>th</sup> day of April, 2013, by the Owners of Lots within the area encompassed by the jurisdiction of the Pine Tip Hills Home Owners Association, Inc., and its Articles of Incorporation, By-Laws and Restrictive Covenants.

WHEREAS, those certain Restrictive Covenants affecting lots in the geographic area described in the Articles of Incorporation of the Pine Tip Hills Home Owners Association, Inc., are recorded in the public records of Leon County, Florida; and

WHEREAS, the Pine Tip Hills Home Owners Association, Inc., has been created under the laws of the state of Florida, for the purpose of maintaining and administering the common elements and properties within Pine Tip Hills neighborhood that are devoted to and intended for the common use, benefit and enjoyment of the Owners of Lots, and enforcing the covenants and restrictions governing the same and collecting and disbursing all assessments and charges necessary for the maintenance, administration and enforcement of the common properties, roads and provisions set forth therein in the by-laws, covenants and all amendments thereto; and

WHEREAS, as certified by the Secretary of the Association, as provided herein and made a part hereof, the requisite percentage of the Owners of the Lots affected by the Restrictive Covenants, at a duly noticed meeting of the homeowners have agreed to amend and change the Restrictive Covenants, as provided herein and evidence such agreement by adopting this Amendment and having it duly recorded in the Public Records of Leon County, Florida.

NOW, THEREFORE, the Restrictive Covenants are hereby amended and the Owners of the Lots have agreed as follows:

Section 12. of the Restrictive Covenants previously provided:

12. The owner of this lot shall belong to the PINE-TIP HILLS HOME OWNERS ASSOCIATION and may be assessed by said Association no less than \$10.00 or nor more than \$100.00 per year to maintain common areas, roads, and for miscellaneous expenses. Any assessment delinquent more than a year shall become a lien on the property in favor of said Home Owners Association. This lien shall be subordinate to any first mortgage now or hereafter existing on any lot and placed thereon for the purposes of constructing and financing a residence, and also subordinate to any purchase money mortgage.

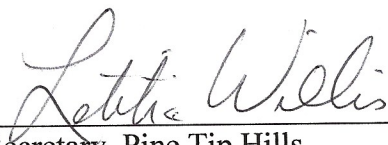
**The new Section 12., as amended, now provides:**

12. The owner of this lot shall belong to the PINE-TIP HILLS HOME OWNERS ASSOCIATION and may be assessed by said Association no less than \$10.00 or nor more than \$200.00 per year to maintain common areas, roads, and for miscellaneous expenses. Any assessment delinquent more than a year shall become a lien on the property in favor of said Home Owners Association. This lien shall be subordinate to any first mortgage now or hereafter existing on any lot and placed thereon for the purposes of constructing and financing a residence, and also subordinate to any purchase money mortgage.

CERTIFICATE

I, Letitia Willis, do hereby certify that I am the Secretary of the Pine Tip Hills Home Owners Association, Inc., and that the foregoing amendment to the Restrictive Covenants was duly adopted by the Owners in accordance with the Articles of Incorporation, the By-Laws and the laws of the state of Florida.

Witness my hand this 15<sup>th</sup> day of April, 2013.

  
Secretary, Pine Tip Hills  
Home Owners Association, Inc.

IN WITNESS WHEREOF, this Amendment has been executed by the undersigned on the date first above written.

**PINE TIP HILLS HOME OWNERS ASSOCIATION, INC.**

By: [Signature]  
President

By: [Signature]  
Secretary

STATE OF FLORIDA  
COUNTY OF LEON

BEFORE ME, personally appeared F. Dewitt Miller, III, who is personally known to me or who produced \_\_\_\_\_ as photographic identification, and Hettie Willis, who is personally known to me or who produced \_\_\_\_\_ as photographic identification, and who, upon oath, acknowledged themselves to be President and Secretary, respectively of the Pine Tip Hills Home Owners Association, Inc., a corporation organized under the laws of the state of Florida, and that they in such capacities, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 15<sup>th</sup> day of April, 2013.

[Signature]  
Notary Public

