

FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

HIDDEN SHORES

This Declaration made this 10th day of June 2003, by THE U.I.L. FAMILY LIMITED PARTNERSHIP, a Florida Limited partnership:

WITNESSETH:

WHEREAS, Declarant is the Owner of certain property in Santa Rosa County, Florida, which is more particularly described as follows, to wit:

Hidden Shores a subdivision according to plat thereof recorded in Plat Book 1805, Page 1021 of the public records of Santa Rosa County, Florida.

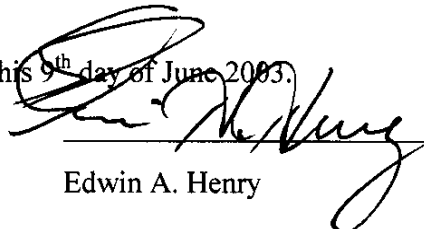
These amended covenants and restrictions shall replace all provisions of the previously recorded covenants and restrictions concerning the plat of Hidden Shores and related development dated January 21, 2000 and shall forever hereafter have precedence over any previous documents dates prior to the dating and signing of this document.

NOW, THEREFORE, Declarant hereby declares that, except as elsewhere herein provided, all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purposes of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property of any part hereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.


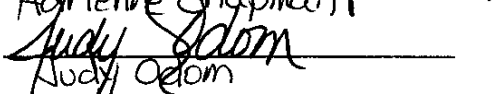
**ARTICLE IV – USE RESTRICTIONS**

Section 2 – Square Feet and Setbacks. The main residential structure constructed on any Lot shall not exceed three (3) stories in height and shall contain a minimum of fourteen hundred (1400) square feet. Residential structures with more than one (1) story shall have a minimum ground floor area of at least nine hundred (900) square feet. All residential structures and any permitted detached structures shall be set back from the front lot line in accordance with the front setback lines shown on the recorded plat; rear set back lines shall be fifteen (15) feet from the rear lot line; side street setbacks lines shall be as shown on the recorded plat. Lots which are not corner lots shall have the residential buildings set back from the side lot lines a distance equal to ten (10%) of the lot's width, as measured at the front building setback line, but need not exceed fifteen (15) feet. Waiver of any of the preceding fixed setback requirements is hereby granted for unintentional violations, which do not exceed ten (10%) of the particular setback distance in question. Additional waivers of the preceding setback requirements (and those contained on any plat of the Subdivision) may be granted in writing by the Architectural Control Board or the Architectural Review Representative. In the event the setbacks herein provide for are less than indicated upon any plat of the Subdivision, the setbacks set forth herein shall govern.

IN WITNESS WHEREOF, Edwin Henry has hereunto set his hand and seal this 9<sup>th</sup> day of June 2003.

  
Edwin A. Henry

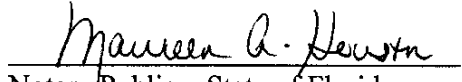
Witnesses:

  
Adrienne Chapman  
  
Judy Odum

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2003, by Edwin Henry, President of Henry Business Group, Inc. as General Partner of the U.I.L Family Limited Partnership, a Florida limited partnership, who is personally known by me

  
Notary Public – State of Florida

Prepared By: Edwin Henry  
4201 Hwy. 90  
Pace, FL 32571

