

**AMENDMENT TO ARTICLES OF ASSOCIATION  
AND RESTRICTIVE COVENANTS**

**WHEREAS, the Hidden Lakes Homeowners Association (The Association) was created for the governance and maintenance of the properties situate in the Hidden Lakes Subdivision in Leon County, Florida, and**

**WHEREAS, the affairs of the Hidden Lakes Subdivision are governed by the Articles of Association and the Restrictive Covenants, recorded in Official Record Book 1091 at page 1054 of the Public Records of Leon County, Florida, adopted for such governance and administered by officers duly elected by the membership of the Association, and**

**WHEREAS, the aforesaid Articles of Association and Restrictive Covenants provide a means for amendment of and changes to those Articles of Association and Restrictive Covenants, and**

**WHEREAS, it was the desire of the majority of the members of the association to amend certain provisions of the Restrictive Covenants, and**

**WHEREAS, those proposed changes were properly noticed for consideration at the annual meeting held February 18, 2011, and**

**WHEREAS, by actual vote at said meeting of the members of the Association, in compliance with the voting procedures set forth in the Restrictive Covenants, those Restrictive Covenants above described be and the same are hereby amended as follows:**

**Added at the conclusion of the existing Section 9 of the Restrictive Covenants shall be the following provisions:**

**Any construction permitted for any lot within Hidden Lakes Subdivision shall be concluded to the point of the issuance of the Certificate of Occupancy within one year of the issuance of the said permit. For every day thereafter, until such time as the Certificate of Occupancy is issued, a penalty in the amount of Twenty Five Dollars (\$25.00) may be assessed against the homeowner.**

**The cost of repair of any damage to the roadway occurring as a result of either new or remodeling construction shall be borne by the property owner of the lot upon which said construction is performed.**

**Formal notice of intent to impose assessments and/or costs arising under this Section must be provided to the homeowner, setting forth the basis of the assessment, the amount and the due date. In the event said assessments are not paid within a period of Six Months of the date set forth in the notice, such costs may be recorded as a lien on the subject property. Pursuant to Article VII of the Articles of Association, attorney fees and**



other necessary costs of collection may be assessed if enforcement of the lien becomes necessary.

WHEREFORE, the undersigned duly elected officers of the Hidden Lakes Homeowners Association do hereby attest to these actions and affix their signatures in testimony thereof on behalf of said Association.

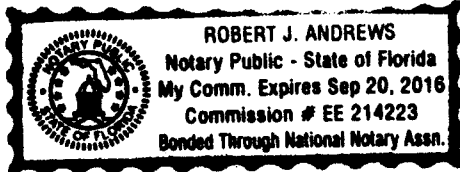
Phil Hughes President

Cheryl Adams Secretary/Treasurer

Melissa McDaniel Director-at-large

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 21 day of Feb, 2013, by  
Phil Hughes, Cheryl Adams and Melissa McDaniel,  
said individuals being personally known to me.



Notary Public

