

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR WILLOW WALK SUBDIVISION  
AS RELATED TO "EAGLES VIEW @ WILLOW WALK**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for Willow Walk Subdivision (hereinafter referred to as "First Amendment") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by **S&B LAND DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 3631 Hwy. 231, Panama City, Florida, 32404 (hereinafter referred to as "Declarant");

**WITNESSETH:**

Whereas, S & B Land Development, LLC, a Florida limited liability company, is the Declarant under the Declaration of Covenants, Conditions and Restrictions for Willow Walk Subdivision, of record at the Henry County Probate Office and

Whereas, pursuant to Article VII, Section 1 of the Declaration, Declarant has the right to unilaterally amend any provision of the Declaration so long as it still owns property depicted as Willow Walk Subdivision, and so long as the amendment do not lower the standards of the covenants and restrictions contained in the Declaration, and

Whereas, Declarant owns property described as Willow Walk Subdivision, and

Whereas, Declarant desires to amend the Declaration by reference to Eagles View section of Willow Walk as to building and use requirements, which changes will have no adverse effect on the substantive right of any Owner.

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for Willow Walk Subdivision is hereby amended as follows:

1. **This amendment applies only to lots 1-56 of EAGLES VIEW @ WILLOW WALK and does not amend, alter or change any covenants, conditions and restrictions of any other lot in Willow Walk.**
2. Article II, Section 4 (a) shall state that "for all lots, minimum square footage for one story dwelling will be 1350 square feet and for two story dwelling will be 1750 square feet with no less than 1350 square feet existing on the ground floor.
3. Article II, Section 6 shall state that "All residences shall be wood, brick, stone, stucco or Hardiboard for the front and sides of such residence. Vinyl or other substrate material shall be less than thirty percent (30%) for the front and sides of the residence. The rear may be constructed of such substrate material."
4. Article II, Section 9 shall state that "Except upon first obtained the written consent of the developer or its duly designated representative, no building or residence will be located on a home site in Eagles View @ Willow Walk which would be nearer to the side lot lines than 5 (five) feet, or nearer to front lot line than 35 (thirty five) feet. Minimum rear setback for all lots shall be 35 (thirty five) feet. Developer reserves the right to modify or grant variances to the minimum setback requirements at any time and for any reason. All such modifications or granting of variances must be made in writing and

executed by the developer or its duly designated representative and recorded in the public records of Henry County.

5. This amendment affects no provision of the Declaration other than those specifically amended hereinabove, and all covenants, conditions and restrictions of said Declaration remain in full force and effect as of the date said Declaration was executed.