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RETURN TO
LEONARDO J. MAIMAN
HIDDEN, BARNETT, McCLARY, SCHUSTER & RUSSELL
POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
OAK KNOLL AND PINE ISLAND RIDGE

This First Amendment to Declaration of Covenants, Restrictions and Easements for Oak Knoll and Pine Island Ridge ("Amendment") is made this day of January, 1987 by Oak Knoll at Pine Island Ridge, Ltd., a Florida limited partnership ("Declarant") and joined in by Oak Knoll at Pine Island Ridge Homeowners Association, Inc., a Florida corporation not for profit ("Homeowners Association").

W I T N E S S E T H:

WHEREAS, Declarant and Homeowners Association executed that certain Declaration of Covenants, Restrictions and Easements for Oak Knoll at Pine Island Ridge ("Declaration") dated July 22, 1986 and recorded among the Public Records of Broward County, Florida in Official Records Book 13536 at Page 444; and

WHEREAS, Declarant and Broward County, a political subdivision of the State of Florida entered into that certain Agreement dated July 23, 1986 ("Agreement"); and

WHEREAS, the Agreement requires Declarant to (i) establish rear set-back lines along certain Lots within the Subject Property; (ii) request approval from the Broward County Office of Planning ("Planning Office") prior to the removal of any oak tree on certain Lots within the Subject Property; and (iii) limit the height of rear fences, walls or hedges upon certain Lots within the Subject Property.

NOW, THEREFORE, Declarant and Homeowners Association hereby amend the Declaration as follows:

1. In the event the terms and provisions of this Amendment should conflict with the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control.

2. Unless otherwise stated, all defined terms used herein shall have the same meaning as set forth in the Declaration.

3. The Declaration is hereby amended by adding the following thereto as Paragraph 1.33:

1.33. "Ridge Lots" means the following Lots: Lot 46 and Lots 49 through 71, inclusive, of Block 1 of the Platted Property.

4. The Declaration is hereby amended by adding the following thereto as Paragraph 4.6:

4.6. Special Provisions as to Ridge Lots.

4.6.1 Rear Setbacks: No building or structure, excluding fences, walls or hedges, as may otherwise be permitted hereunder, shall be placed or constructed on any Ridge Lot more than one hundred twenty (120) feet from the boundary of said Ridge Lot and Oak Knoll Circle unless such building or structure is approved by written instrument in recordable form by the Planning Office.

4.6.2 Height Restrictions: Any fence, wall or hedge erected or constructed along the rear yard of any Ridge Lot or Lot 45 of Block 1 of the Platted Property shall not exceed five (5) feet in height.

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4.6.3 Removal of Oak Trees: No oak tree shall be removed from any Ridge Lot without the prior written approval from the Planning Office. The Planning Office shall approve such removal if Declarant demonstrates the Dwelling Unit to be located on such Ridge Lot is not set back more than twenty-five (25) feet from the front boundary of such Ridge Lot and Oak Knoll Circle or, in the case of an irregularly shaped or pie shaped Ridge Lot, a comparable distance therefrom.

5. Except as specifically modified hereby, the terms and provisions of the Declaration shall remain in full force and effect in accordance with the terms thereof.

IN WITNESS WHEREOF, this First Amendment to Declaration of Covenants, Restrictions and Easements for Oak Knoll at Pine Island Ridge has been signed by Declarant and the Homeowners Association on the day and year first above set forth.

WITNESSES:

OAK KNOLL AT PINE ISLAND RIDGE, LTD., a Florida limited partnership

BY: SEA RANCH COMMUNITY DEVELOPMENT, INC., a Florida corporation, as General Partner

Cordelia A. Houston
Deborah E. Collins

By:

Walter C. Collins, President
Walter C. Collins, President

(CORPORATE SEAL)



OAK KNOLL AT PINE ISLAND RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By:

Walter C. Collins, President
Walter C. Collins, President

(CORPORATE SEAL)

Cordelia A. Houston
Deborah E. Collins



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STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

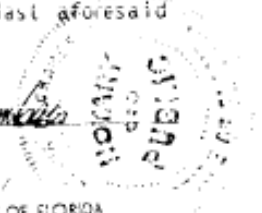
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment personally appeared WALTER C. COLLINS, as President of SEA RANCH COMMUNITY DEVELOPMENT, INC., the General Partner of OAK KNOLL AT PINE ISLAND RIDGE, LTD., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, 1987.

Luise M. Chambers
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 26 1987
BONDED THRU GENERAL INSURANCE UMB



STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgment personally appeared WALTER C. COLLINS, as President of OAK KNOLL AT PINE ISLAND RIDGE HOMEOWNERS ASSOCIATION, INC., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, 1987.

Luise M. Chambers
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 26 1987
BONDED THRU GENERAL INSURANCE UMB



RECORDED IN THE OFFICIAL RECORDS BOOK
06 BROWARD COUNTY, FLORIDA
E. T. JOHNSON
COUNTY ADMINISTRATOR

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**FIRST AMENDMENTS
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
OAK KNOLL AT PINE ISLAND RIDGE**

WHEREAS the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR OAK KNOLL AT PINE ISLAND RIDGE, Article 11. AMENDMENTS, sets forth the method by which modifications to said recorded document are to be properly made, and

WHEREAS pursuant to paragraph 11.1.2. proposed amendments were consented to "by a majority of the members and by a majority of the Board," and

WHEREAS none of said proposed amendments "materially and adversely affects the rights of any institutional mortgagee," and

WHEREAS the required consents of the members and Board have been collected by and shall be retained by the Board as part of the official permanent records of the association;

NOW, IN CONSIDERATION OF THE FOREGOING and pursuant to the provisions of the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR OAK KNOLL AT PINE ISLAND RIDGE, the following FIRST AMENDMENTS thereto have been properly adopted by the association and shall be in full force and effect upon recordation in the Public Records of Broward County or as otherwise set forth in said restrictive covenants:

- 4.1.4. **Method of Obtaining Committee Approval/Certificate of Completion:** In order to seek the approval of and obtain a Certificate of Completion from the Committee, the homeowner must
- (i) submit a complete set of plans and specifications ("PLANS") for the proposed construction which shall include, as appropriate, the proposed location, grade, elevations, shape, dimensions, exterior color plans, landscaping, finishing details, materials to be used, etc.;
 - (ii) submit copies of the required building permits and approvals obtained from Broward County, the applicable Water Management District, and any other Governmental authorities;
 - (iii) submit an estimated time-table for completion, to which the homeowner shall adhere; and thereafter, upon completion of the project if approved,

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Return to:

HOWARD MARK FURMAN, ESQ., P.A.
1200 SO. PINE ISLAND RD.
SUITE #220
PLANTATION, FL 33324

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13.00
27.00
#

- (iv) submit to the Committee copies of all required final inspections from those governmental agencies previously giving building permits or approvals as set forth hereinabove;
- (v) submit to a final inspection by the Committee if deemed necessary, after which a CERTIFICATE OF COMPLETION shall be issued by the Committee.

4.2.16.1. Vehicular Parking: Except as provided in subparagraph 4.2.16.2 hereof, no person, firm or corporation shall park or cause to be parked on any property contained within the OAK KNOLL AT PINE ISLAND RIDGE subdivision vehicles such as house trailers, recreational vehicles, limousines, boats, trailers of any type, trucks (including either tractor or trailer or both,) or any commercial van, except when stored within enclosed garages. This prohibition shall include all properties within the subdivision including, but not necessarily limited to, the common areas, the lots, streets, swales, alleys or parkways abutting lots. Vehicles parked in violation of this paragraph may be towed without notice and at the expense of the owner.

4.2.16.2. The prohibitions on parking in Section 4.2.16.1 shall not apply to: (i) cars without exposed commercial printing; (ii) personal use passenger-type vans; (iii) small pickup trucks with a carrying capacity of under 3/4 ton, without exposed commercial printing, and which do not contain any visible tools of the trade; or (iv) small boats properly stored and maintained in the back yards of lake lots in accordance with (amended) Section 4.2.21.

4.2.21. Owners, their lessees, guests and family members, (hereinafter sometimes collectively referred to as "USERS",) may use lakes and water retention areas within the Common Areas for recreational purposes to the extent so permitted by all governmental authorities having jurisdiction thereof and upon such terms and conditions as the Country Club and the Homeowners Association shall deem to be in the best interest of Oak Knoll at Pine Island Ridge and the health and safety of the USERS. Small boats such as sailboats, canoes, john boats, paddle boats, and model boats will be permitted on the lake by USERS only (as defined above). No diesel, gasoline or other similar fuel powered motors of any type will be allowed. Electric motors will be permitted. Such boats must be suitably stored on lake lots on boat stands or apparatus in a manner not to destroy grass or the general appearance of the property. All boats must be suitably maintained as recommended by the ARCHITECTURAL REVIEW COMMITTEE. Derelict boats may be removed and/or disposed of by the Association and expenses thereby incurred shall be paid by the homeowner as remedial maintenance.

BK 19137P60038

IN WITNESS WHEREOF, the undersigned has, in her official capacity, lent her hand and seal hereto

confirming the proper adoption of the foregoing FIRST AMENDMENTS to the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR OAK KNOLL AT PINE ISLAND RIDGE:



(SEAL OF THE ASSOCIATION)

OAK KNOLL AT PINE ISLAND RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida Not-for-profit corporation

by: Annette Morgan
Annette Morgan, President

Witnesses:

[Signature]
[Signature]

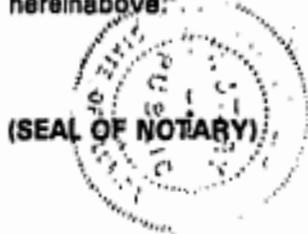
STATE OF FLORIDA)

ss:

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me ANNETTE MORGAN, President of OAK KNOLL AT PINE ISLAND RIDGE HOMEOWNERS ASSOCIATION, INC., duly authorized to act in her official capacity on behalf of the association, to me well known to be the person who signed the foregoing instrument or who has presented FL driver's license # M625-014-37622-0 as evidence of her identity, and who acknowledged the execution thereof to be her free act and deed as such person for the uses and purposes therein mentioned and who affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

SWORN BEFORE ME this 30th day of January, 1993 in the State and County set forth hereinabove.



(SEAL OF NOTARY)

[Signature]
Notary Public
Print name: Kathryn L. Smith
Exp. of Comm.: _____
Serial# (if any): _____

BR 1913760039

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NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: JULY 11, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
COUNTY ADMINISTRATOR

This instrument prepared by:
Christopher B. Knox
CHRISTOPHER B. KNOX, P.A.
300 South Pine Island Road, ##210
Plantation, FL 33324

**CERTIFICATE OF AMENDMENT TO THE DECLARATION
of COVENANTS, EASEMENTS AND RESTRICTIONS
FOR
OAK KNOLL AT PINE ISLAND RIDGE**

WHEREAS Article 11 of the Declaration of Covenants, Restrictions and Easements for Oak Knoll at Pine Island Ridge, recorded at **Official Records Book 13596, Page 444** of the public records of Broward County, Florida sets forth the method by which the Declaration can be amended, and

WHEREAS the Third Amendment was consented to by a majority of the Members and by a majority of the Board, and

WHEREAS the Third Amendment does not materially and adversely affect the rights of any institutional mortgagee, and

WHEREAS the required consents of the Members and the Board have been collected by and shall be retained by the Board as part of the official permanent records of the Association;

NOW, IN CONSIDERATION OF THE FOREGOING, and pursuant to the provisions of the Declaration, the undersigned hereby certify that the following Third Amendment to the Declaration has been properly adopted by the Association and is a true and correct copy of the amendment adopted by the membership:

**THIRD AMENDMENT TO THE DECLARATION
OF COVENANTS, EASEMENTS AND RESTRICTIONS
FOR
OAK KNOLL AT PINE ISLAND RIDGE**

[Additions shown by underlining; deletions shown by ~~strikeout~~]

4.2.23 Restrictions on Rentals.

4.2.23.1 All rental agreements or leases of any Dwelling Unit in Oak Knoll at Pine Island Ridge must be in writing; signed by the Owner & Tenant, and must state the full legal names of all persons who will occupy the Dwelling Unit.

4.2.23.2 No Dwelling Unit in Oak Knoll at Pine Island Ridge may be leased for a period of less than three months.

- 4.2.23.3 No Dwelling Unit in Oak Knoll at Pine Island Ridge may be leased more than two times in any 12 month period.
- 4.2.23.4 Prior to the commencement of any lease, the Owner shall provide the Board with a complete copy of the signed lease.
- 4.2.23.5 No Board or Homeowners Association approval is required of any lease, tenant, or occupant, but the Board will have the power to enforce these restrictions in accordance with the provisions of Section 10 of this Declaration and Chapter 720 of the Florida Statutes.
- 4.2.23.6 This Amendment will take effect upon recording in the public records of Broward County, Florida after obtaining the written consent of both a majority of the Members and a majority of the Board. This Amendment will apply to all leases entered into after the recording date, but shall not impair the rights or priorities of any Institutional Mortgagee in a material fashion.

WITNESS my signature this 8 day of January, 2013, at Davie, Florida.

**OAK KNOLL AT PINE ISLAND RIDGE
HOMEOWNERS' ASSOCIATION, INC.**
a Florida Not-for-profit corporation

By: *Karen Burnside*
Karen Burnside, President

Attest: *Amy Goldstein*
Amy Goldstein, Secretary

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 8 day of January, 2013, by **KAREN BURNSIDE**, as President, and **AMY GOLDSTEIN**, as Secretary, of **OAK KNOLL AT PINE ISLAND RIDGE HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation. They are personally known to me.

Linda S. Knox
Florida Notary Public



[Seal]