

R20000036483
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2376 PAGE: 00591
MAY 24 2000 01:40 PM
DAVE LANG. CLERK OF COURTS



BK: R2376 PG: 00591

THIS INSTRUMENT PREPARED BY:

John L. Gioiello, Esquire
Florida Bar No. 472034
JOHN L. GIOIELLO, P.A.
Post Office Box 1987
Panama City, Florida 32402
(850) 763-9006

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
PINEY-Z, PHASE 7A**

KNOW ALL MEN BY THESE PRESENTS: That this Second Amendment to Declaration of Covenants, Conditions and Restrictions for **PINEY-Z, PHASE 7A** recorded in Official Records Book 2271, Page 2371, is amended by First Amendment thereto recorded in Official Records Book 2290, Page 2357, in Leon County, Florida, is executed and entered into this 3 day of ^{May} ~~January~~, 2000 by **PINEY-Z LTD.**, a Florida limited partnership, hereinafter referred to as "Declarant", and whose address is 1002 West 23rd Street, Suite 400, Panama City, Florida 32405;

ARTICLE V, Section One is hereby amended to read as follows:

ARTICLE V

USE, CONSTRUCTION AND SET-BACK RESTRICTIONS

The residential lots within the subdivision shall be occupied and used only as follows:
Section One. Building size. All Lots shall be used as a residence for a single-family dwelling and for no other purpose. Any dwelling erected wholly or partially on any lot classified as a seventy five (75) foot lot on Exhibit A, attached hereto, shall have a ground floor square foot area of not less than 1200 heated and cooled square feet, further, any dwelling erected wholly or partially on any of such Lots shall have a total square feet area of not less than 1650 heated and cooled square feet. No residence shall exceed two and one-half (2 ½) stories in height. Any dwelling erected wholly or partially on any lot classified as a ninety (90) foot lot on Exhibit A, attached hereto, shall have a ground floor square foot area of not less than 1300 heated and cooled square feet, further, any dwelling erected wholly or partially on any of such Lots shall

R20000036483
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2376 PAGE: 00592
MAY 24 2000 01:40 PM
DAVE LANG. CLERK OF COURTS



BK: R2376 PG: 00592

have a total square feet area of not less than 1850 heated and cooled square feet.

EXECUTED in Panama City, Bay County, Florida this 3 day of May, 2000.

WITNESS:

PINEY-Z, LTD., a Florida limited partnership

By: PINEY-Z DEVELOPMENT, INC.,

A Florida corporation, General Partner

Witness: Misty Stanley

Misty Stanley

Witness: Donna Hudson

Donna Hudson

By: Joseph F. Chapman, IV

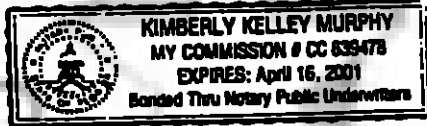
Joseph F. Chapman, IV
President

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOSEPH F. CHAPMAN, IV, as President of Piney-Z Development, Inc., General Partner of Piney-Z Ltd., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of May, 2000.

Kimberly Kelley Murphy
Notary Public
Print Name Kimberly Kelley Murphy
My Commission Expires: 4-16-01
Commission No: CC 639478



U.S. DISTRICT COURT
of the Circuit Court
DOCUMENT