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FIRST AMENDMENT TO RESTRICTIONS ON REAL ESTATE
FOR SAUSALITO SECTION TWO

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, is the owner of the following real property located in Seminole County, Florida, to wit:

- Lots 1-11, inclusive, Block A
- Lots 1-29, inclusive, Block B
- Lots 1-22, inclusive, Block C
- Lots 1-21, inclusive, Block D

SAUSALITO, SECTION TWO, according to the plat thereof recorded in Plat Book 20, Page 44, Public Records of Seminole County, Florida.

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WHEREAS, THE GREATER CONSTRUCTION CORP. has heretofore executed that certain Restrictions on Real Estate for Sausalito, Section Two, dated March 22, 1977, and filed on the 24th day of March, 1977, in Official Records Book 1116, Page 1286, Public Records of Seminole County, Florida (the "Restrictions"); and

WHEREAS, THE GREATER CONSTRUCTION CORP. desires to amend the Restrictions in certain particulars, as hereinafter set forth.

NOW THEREFORE, the Developer does hereby make the following amendments to the Restrictions:

1. Paragraph 13 of the Restrictions is hereby deleted in its entirety, and in place, stead, and lieu thereof is inserted a new Paragraph 13 which reads as follows:

"13(a). Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat. Within these easements, no structure (other than wood fencing), planting or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

13(b). The Greater Construction Corp. intends to develop on the lots subject to these Restrictions a "Zero Lot Line" community, which means, in part, that rather than placing a dwelling in the middle of a lot so that such dwelling would have two side yards of roughly equal size, placing the dwelling along one side of the lot so that such dwelling shall have one large side yard and one small side yard. It is the intention of The Greater Construction Corp. to cause a majority of the dwellings which are to be constructed on the lots subject to these Restrictions to be located approximately two (2) feet from one of the side lot lines

11380215
PAGE
SEMINOLE COUNTY
FLORIDA

LOWMEDES, PERSOL, DROSDICK & DOSTER
PROFESSIONAL ASSOCIATION

12/14/77

This instrument was prepared by:
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Lowmedes, Persol, Drosdick & Doster
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BOOK PAGE
SEMINOLE COUNTY
FLORIDA

of the lot on which such dwelling is constructed. In those instances where a dwelling (herein called the "Dwelling") is located on a lot (herein called the "Subservient Lot") approximately two (2) feet from one of the side lot lines (herein called the "Zero Lot Line"), the owner of the lot adjacent to such Zero Lot Line (herein called the "Adjacent Lot") shall have, and is hereby granted, an easement over and across the approximately two (2) foot wide area of the Subservient Lot which is along and adjacent to the entire Zero Lot Line from the front to the rear of the Subservient Lot and between the Zero Lot Line and a line which shall run along the edge of the Dwelling and shall extend from the front and rear of the edge of the dwelling to the front and rear lot lines, respectively (herein called the "Easement Area"). The nature of the easement granted and dedicated in this subparagraph shall be that the owner of the Adjacent Lot shall have the exclusive right to use the Easement Area for side yard purposes, which shall include, but not be limited to, maintaining the landscaping thereon and maintaining a wooden fence thereon of no more than five (5) feet in height, and fencing in the Easement Area for side yard use in connection with the Adjacent Lot to the exclusion of the owner of the Subservient Lot; provided that no such fencing shall be in violation of paragraph 11 of these Restrictions, and provided further that the owner of the Subservient Lot shall have the right, at reasonable time and upon reasonable notice to the owner of the Adjacent Lot, to enter into the Easement Area for the purposes of maintaining and making repairs to the Dwelling on the Subservient Lot and the owner of the Subservient Lot shall have the right to have the overhang from the roof of the Dwelling on such lot to intrude onto the Easement Area. The exterior sidewall of the Dwelling on a Subservient Lot which faces upon the Easement Area, shall not be painted or re-painted any different color than the color used in the original construction of the Dwelling, without the consent of the owner of the Adjacent Lot. The easement granted herein shall not exist on those lots where the Dwelling constructed thereon is not located within approximately two (2) feet of one of the side lines of such lot."

Except as herein expressly amended, the Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer, by its appropriate officers, has executed this First Amendment to the Restrictions this 5th day of September, 1977.

Signed, sealed and delivered in the presence of:

THE GREATER CONSTRUCTION CORPORATION

Simon J. Snyder BY: Lester N. Mandell (SEAL)
Lester N. Mandell, President

Marian P. Donovan ATTEST: Lester Zimmerman (SEAL)
Lester Zimmerman, Secretary

STATE OF FLORIDA
COUNTY OF *Seminole*

The foregoing instrument was acknowledged before me this
8th day of *September*, 1977 by Lester N. Mandell,
President, and Lester Zimmerman, Secretary, of THE GRANITE
CONSTRUCTION CORP., a Florida corporation, on behalf of the
corporation.



Marian P. Donovan
Notary Public
My Commission Expires:

Notary Public, State of Florida at Large.
My Commission Expires Sept. 18, 1977.

11380217
BOOK PAGE
SEMINOLE COUNTY
FLORIDA