

This instrument was prepared by
and should be returned to:
David E. Wilder, Esq.
3110 Capital Circle, N.E.
Tallahassee, Florida 32308

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**FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF LAS BRISAS, UNIT ONE**

THIS FIRST AMENDMENT to Declaration of Covenants, Conditions and Restrictions for Las Brisas, Unit One is made and executed as of the 1st day of February, 2000, by **SGI Limited Partnership**, a Florida Limited Partnership, whose address is 3110 Capital Circle, N.E., Tallahassee, Florida 32308, as successor to Forgotten Coast Realty, Inc. (hereinafter referred to as "Declarant"), and **Las Brisas Homeowners' Association of Franklin County, Inc.**, whose address is 3110 Capital Circle, N.E., Tallahassee, Florida 32308, (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, Forgotten Coast Realty, Inc. executed and caused to be recorded the Declaration of Covenants, Conditions and Restrictions of Las Brisas, Unit One, recorded in Official Records Book 528, Page 325 of the Public Records of Franklin County, Florida, hereinafter referred to as the "Declaration;" and

WHEREAS, this First Amendment was unanimously approved on February 1, 2000 at a duly held meeting of the Lot Owners.

NOW, THEREFORE, in consideration of the hereinabove set forth premises, the hereinafter set forth terms and conditions, Ten Dollars (\$10.00) and other good and valuable consideration, the parties agree as follows:

1. ARTICLE III of the Declaration shall be amended as follows: Clause (b) of the paragraph headed "Class B" in Section 2 shall be deleted in its entirety and the following shall be substituted in lieu thereof:

"(b) upon the expiration of twenty (20) years from the date of the recording of this Declaration."

2. ARTICLE VI of the Declaration shall be amended as follows: The fourth sentence of ARTICLE VI shall be deleted in its entirety and the following shall be substituted in lieu thereof:

"The initial Architectural Committee shall be two persons appointed by the Declarant who shall serve until their successor is appointed or until all Lots are sold and transferred by the Declarant, whichever is earlier."

3. The Declaration, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this First Amendment to Declaration of Covenants, Conditions and Restrictions for Las Brisas, Unit One to be executed as of the day and year first above written.

WITNESSES:

SGI Limited Partnership

By: Phipps Ventures, Inc.,
General Partner

By: David E. Wilder
David E. Wilder, Vice President

Kimberly S. Rosen
Signature
Kimberly S. Rosen
Print or Type Name

Irene Eierhart
Signature
IRENE Eierhart
Print or Type Name

**Las Brisas Homeowners' Association
of Franklin County, Inc.**

By: David E. Wilder
David E. Wilder, Vice President

Kimberly S. Rosen
Signature
Kimberly S. Rosen
Print or Type Name

Irene Eierhart
Signature
IRENE EIERHART
Print or Type Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of February, 2000 by David E. Wilder, as Vice President of Phipps Ventures, Inc., a Florida corporation, on behalf of SGI Limited Partnership, a Florida limited partnership. He is personally known to me or has produced _____ as identification.

Kimberly S. Rogers
Signature
Kimberly S. Rogers
Print or Type Name

NOTARY PUBLIC
My commission expires:
Kimberly S. Rogers
MY COMMISSION # CC849301 EXPIRES
July 13, 2003
BONDED THRU TROY FAIR INSURANCE INC



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of February, 2000 by David E. Wilder, as Vice President of Las Brisas Homeowners' Association of Franklin County, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Kimberly S. Rogers
Signature
Kimberly S. Rogers
Print or Type Name

NOTARY PUBLIC
My commission expires:



Kimberly S. Rogers
MY COMMISSION # CC849301 EXPIRES
July 13, 2003
BONDED THRU TROY FAIR INSURANCE INC