



Prepared by:
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OR BK 04686 PG 1217

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RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DEPUTY CLERK S Wiggins

First Amendment to Canterbury Deed Restrictions

Whereas Canterbury Partnership, a Florida General Partnership, as the developer imposed Deed Restrictions on the following real property located in Polk County, Florida, described as:

Canterbury Subdivision, as recorded in Plat Book 102, Pages 14 and 15 of the public records of Polk County, Florida.

Whereas under the terms and conditions of the above referenced Deed Restrictions, recorded in O.R. Book 3697, page 162 of the public records of Polk County, Florida, the Developer reserved the right to amend and/or modify said Deed Restrictions;

Whereas the Developer files this First Amendment to said Deed Restrictions:

A) Paragraph 3 is hereby amended to read as follows:

3. COMMON AREA: Shall mean all real property, including any improvements thereto, owned by the Association at the time of recording this Deed Restriction, and any property later owned by the Association or in which the Association has an interest.

The Common Area shall include, but is not limited to:

1. Tracts A, B & C as set forth on the recorded Plat as recorded in Plat Book 102, Pages 14 & 15, Polk County, Florida.
2. The Island at the front entrance to the Subdivision and improvements thereto.
3. All landscaping and improvements fronting Campbell Road, including, but not limited to, the utility, wall and landscape easement as set forth in the Plat, as recorded in Plat Book 102, Pages 14 & 15 and the easement on Lot 1 granted to the Canterbury Property Owner's Association.

Every lot owner shall have a right and easement of enjoyment in and to the common area. Also, the Association shall have the right and responsibility to maintain the common area.

B) Paragraph 22 is hereby amended to read as follows:

22. RV's, BOATS, ETC: Recreational vehicles, trailers, boats and boats on trailers, may not be parked on the lot closer to the street than a line across the lot at the front most wall of the dwelling from the street. Any such vehicle, boat or trailer that remains unlicensed for a period of ninety (90) days will be considered to be junk and must be removed. There shall be no parking of any vehicles on the streets in the subdivision for more than twenty-four consecutive hours. If the Developer or the Association is required to remove it, the owner shall be liable for the costs of such removal, including a reasonable attorney's fees and costs.

C) Paragraph 29 is hereby amended to read as follows:

29. CHANGES: The Developer, its successors and assigns, may change, amend, or modify any of these restrictions, at any time prior to either December 31, 2006, or the date the Developer is no longer owner of ten (10) or more lots in the Subdivision, which includes lots in Canterbury Phase Two (whether platted or in the planning stages), whichever occurs first. The Developer may waive the requirements of these restrictions in the event any situation places an undue hardship upon an individual or owner.

This amendment shall only amend the above referenced paragraphs of the Deed Restrictions and shall not have any effect or impact on any other portion or paragraph of the Deed Restrictions.

In Witness Whereof, Canterbury Partnership, a Florida General Partnership, for the purposes expressed herein, has executed this First Amendment to Canterbury Subdivision Deed Restriction by its general partnership this 26 day of April, 2001.

CANTERBURY PARTNERSHIP,
A Florida General Partnership

By: 
Gene Engle, Partner

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared: Gene Engle, Partner of Canterbury Partnership, a Florida General Partnership, known to me to be the person described in, and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of April, 2001.


NOTARY PUBLIC
Print Name: Carly Mennell

