

THIS INSTRUMENT PREPARED BY:

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FIRST AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS is made this 2nd day of March, 1988, by JAMES L. BROGDON and JEWELL R. BROGDON, hereinafter referred to as "Declarant", for themselves, their successors, grantees and assigns.

BACKGROUND

On October 26, 1987, the Declarant recorded Declaration of Protective Covenants in Official Records Book 1288, at Page 0018 of the Public Records of Leon County, Florida, Article XI of the Declaration of Protective Covenants permits Amendments to be made by the Declarant. Consequently, the Declarant desires to amend the Declaration of Protective Covenants as hereinafter provided. The signatures of the Declarant and the Joinder by THE RACQUET CLUB HOMEOWNERS ASSOCIATION, INC, are reflected at the conclusion of this document.

TERMS OF AMENDMENTS

The Declaration of Protective Covenants are hereby amended as follows:

1. ARTICLE XI, Sections 1. and 2. are deleted. A new Section 1. Is added, as follows:

Section 1. These Protective Covenants may be amended by the affirmative vote of two-thirds of the members of THE RACQUET CLUB HOMEOWNERS ASSOCIATION, INC. The Architectural Control Committee may waive or grant variance from any of the covenants and-restrictions, other than those regarding payment of assessments, as to any lot, including setback restrictions, if the majority of the Architectural Control Committee, determines such variance to be a minor or insubstantial violation.

2. ARTICLE II, Section 3. is supplemented as follows:

In accordance with the right to do so, the Declarant does hereby elect to terminate the Class B membership so that hereafter, there is only one class of membership of owners within THE RACQUET CLUB.

3. ARTICLE VI, Section 6 is amended by deleting:

All garage entrances shall face the rear property line or a side property line. In no instance shall the entrance be permitted to face the front property line of the property.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to Declaration of Protective Covenants to be executed the day and year first above written.

WITNESSES:

*SIGNED*

STATE OF FLORIDA,  
COUNTY OF LEON.

The foregoing Amendment to Declaration of Protective Covenants pertaining to THE RACQUET CLUB HOMEOWNERS ASSOCIATION INC, was acknowledged before me by JAMES L. BROGDON and JEWELL R. BROGDON, on this 2nd day of March 1988.

*SIGNED*  
NOTARY PUBLIC  
My Commission Expires:

CONSENT OF MORTGAGEE

The undersigned does hereby consent to the imposition of the Declaration of Protective Covenants as recorded on October 26, 1987, in official Records Book 1288, at page 0018 of the Public Records of Leon County, Florida and further consents to the First Amendment to Declaration of Protective Covenants, as reflected above.

WITNESSES

*NOT SIGNED*

FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF PERRY  
STATE OF FLORIDA,  
COUNTY OF \_\_\_\_\_.

The foregoing Consent of Mortgagee was acknowledged before me by \_\_\_\_\_ as  
\_\_\_\_\_ of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF PERRY, this  
\_\_\_\_\_ day of \_\_\_\_\_. 198\_\_.

*NOT SIGNED*  
NOTARY PUBLIC  
My Commission Expires:

JOINDER

The undersigned hereby joins in the foregoing First Amendment to Declaration of Protective Covenants,  
WITNESSES

*SIGNED*

THE RACQUET CLUB  
HOMEOWNERS ASSOCIATION, INC.

By: *SIGNED*  
Its President

STATE OF FLORIDA,  
COUNTY OF LEON.

The foregoing Joinder was acknowledged before me by JEWELL R. BROGDON as President of THE  
RACQUET CLUB HOMEOWNERS ASSOCIATION, INC., this 1<sup>st</sup> day of March, 1988.

*SIGNED*  
NOTARY PUBLIC  
My Commission Expires:

BROG2/05:cb  
02/22/88