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Prepared by & return to:

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Clerk Of Courts, Brevard County

#Pgs: 4	#Names: 3	Serv: 0.00
Trust: 2.50	Rec: 17.00	Excise: 0.00
Deed: 0.00		Int Tax: 0.00
Mtg: 0.00		

**FIRST AMENDMENT TO DECLARATION OF
 COVENANTS, CONDITIONS AND RESTRICTIONS
 FAIRWAY ISLES AT BAYSIDE LAKES SUBDIVISION**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Isles at Bayside Lakes Subdivision, made as of the date hereinafter set forth by TOWN CENTER PARTNERS, LTD., a Florida Limited Partnership, hereinafter referred to as "Developer."

WITNESSETH:

A. Developer is the Developer under the Declaration of Covenants, Conditions and Restrictions Fairway Isles at Bayside Lakes Subdivision is recorded in Official Records Book 4192, Page 1615, (the "Declaration"), and First Supplement recorded in Official Records Book 4537, Page 2495, all of the Public Records of Brevard County, Florida.

B. Article VIII, Section 2, of the Declaration provides for Amendment of the Declaration by the affirmative vote or written action of the Developer.

C. Developer desires to amend the Declaration.

NOW, THEREFORE, Developer hereby amends and supplements the Declaration by this written action as follows:

1. Article III, GENERAL RESTRICTIONS - USE AND OCCUPANCY, is hereby amended as follows:

1.1 Section 10. Fences, Walls, Hedges, Mass Planting of Any Type.

(1) Paragraph (a) is deleted in its entirety and replaced with the following language:

(a) There shall be no fences of any type erected on any Lot in Fairway Isles.

(2) Paragraphs (c), (d), (e), and (f) are hereby deleted in their entirety.

1.2 Section 14. Parking. This section is amended to read as follows:

There shall be no overnight parking on the streets, sidewalks or lawns. The parking of commercial vehicles, which description shall include trucks (larger than a pick-up truck), tractor-trailers, semi-trailers, and commercial trailers, at any time on the driveways, otherwise on said premises, on common areas, or on the public streets of said subdivision, is prohibited except for loading and unloading purposes or when parked entirely within a closed garage permitted to be built under the provisions of these restrictions. Boats, motor homes, watercraft, campers, travel trailers and similar recreational vehicles may only be placed and kept or stored upon a Lot in a closed garage. Inoperable vehicles or vehicles under repair may only be placed and kept on a Lot in a closed garage.

2. Article IV, PROPERTY RIGHTS AND REQUIREMENTS, is hereby amended to read as follows:

Section 14. Common Area Tracts Benefitting Fairway Isles, Located Within Bayside Lakes Commercial Center.

The Association shall be responsible for its proportionate share of the cost of maintaining particular recreation and landscape tracts which are located within the plat of Bayside Lakes Commercial Center. The Bayside Lakes Commercial Center Property Owners Association, Inc. shall be responsible for the maintenance and repair of said tracts, and shall assess Fairway Isles Homeowners Association quarterly for its proportionate share in accordance with the Declaration of Covenants, Conditions and Restrictions for Bayside Lakes Commercial Center recorded in Official Records Book 4212, Page 3045, Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the 21 day of November, 2002.

Signed, sealed and delivered
in the presence of:

TOWN CENTER PARTNERS, LTD.,
a Florida Limited Partnership
By: BAYSIDE LAKES DEVELOPMENT
CORPORATION, a Florida corporation, its
General Partner

By: B. E. Jefferies
Benjamin E. Jefferies, President

Irene Sullivan
Witness Signature

Irene Sullivan
Print Witness Name

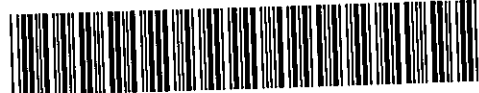
maria A. Cox
Witness Signature

maria A. Cox
Print Witness Name



STATE OF FLORIDA

COUNTY OF BREVARD



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I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared BENJAMIN E. JEFFERIES, as President of BAYSIDE LAKES DEVELOPMENT CORPORATION, the General Partner of Town Center Partners, Ltd., a Florida Limited Partnership, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. The said person was not under oath.

WITNESS my hand and official seal this 21 day of November 2002.

Irene Sullivan

Notary Public Signature

Irene Sullivan

Print Notary Public Name

My commission expires:

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Irene Sullivan
Commission # CC 965550
Expires Sep. 5, 2004
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JOINDER

FAIRWAY ISLES AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this First Amendment to Declaration of Covenants, Conditions, and Restrictions for Fairway Isles at Bayside Lakes Subdivision attached hereto.

IN WITNESS WHEREOF, FAIRWAY ISLES AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed the 21 day of November, 2002.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Irene Sullivan
Witness Signature

Irene Sullivan
Print Witness Name

M A Cox
Witness Signature

Maria A. Cox
Print Witness Name

**FAIRWAY ISLES AT BAYSIDE
LAKES HOMEOWNERS
ASSOCIATION, INC.,** a Florida not for
profit corporation

By: [Signature]
Benjamin E. Jefferies, President

**STATE OF FLORIDA
COUNTY OF BREVARD**

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of November, 2002, by BENJAMIN E. JEFFERIES, as President of FAIRWAY ISLES AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me, or who produced _____ as identification.

Irene Sullivan
Notary Public Signature

My commission expires:

Print Notary Public Name



Irene Sullivan
Commission # CC 965550
Expires Sep. 5, 2004
Bonded Thru
Atlantic Bonding Co., Inc.