This Instrument Prepared By:
John R. Allison, III
The Allison Firm, P.A.
P.O. Box 2129
Key West, Florida 33045

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MONROE COUNTY DANNY L. KOLHAGE

Doc# 1886504
Bk# 2574 Pg# 322

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONSAND EASEMENTS OF PARK VILLAGE

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS OF PARK VILLAGE ("this First Amendment") is made this 29 day of May, 2012 by PARK VILLAGE, LLC, a Florida limited liability company.

WITNESSETH:

WHEREAS, Developer submitted real property situate in the County of Monroe, State of Florida, to that certain Declaration Of Protective Covenants, Restrictions and Easements of Park Village, as recorded in Official Records Book 2287 at Page 1748 of the Public Records of Monroe County, Florida ("Declaration"); and

WHEREAS, Developer has determined that a scrivener's error was made in the drafting of Section 5.10 of the Declaration regarding the maintenance of Crickets, which are to be maintained by Parcel Owners as more particularly set forth in Section 16.9 of the Declaration; and

WHEREAS, this First Amendment is pursuant to and in compliance with the requirements of the Declaration.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer hereby amends the Declaration as hereinafter set forth.

1. Unless otherwise defined in this Amendment, all capitalized terms used in this First Amendment shall have ascribed to them the definitions as set forth in the Declaration.

2. Section 5.10.A of the Declaration is hereby amended to read as follows (deleted portion is indicated by strike-through and underlined portion is added):

5.10 Exterior Maintenance by the Association.

A. The Association shall maintain all of ~~In addition to maintenance upon~~ the Common Properties. ~~, the Association shall also be responsible for the maintenance of all~~ Common Walls, Common Roofs and Crickets between Common Roofs shall be maintained by Parcel Owners ~~(~~as provided in Section 16.9 hereof~~)~~, ~~which Crickets have been designated as Limited Common Properties~~.

3. It is the intent of this First Amendment that the amendment contained herein shall be effective as of, and relate back to the date the Declaration was filed in the Public Records of Monroe County, Florida.

IN WITNESS WHEREOF, Developer have caused this First Amendment to the Declaration to be duly executed this 29 day of May, 2012.

PARK VILLAGE, LLC, a Florida limited liability company
By: OLD TOWN KEY WEST DEVELOPMENT, LTD., a Florida limited partnership, as Manager of PARK VILLAGE, LLC

By: _____
Edwin O. Swift, III, General Partner

STATE OF FLORIDA)
COUNTY OF MONROE)

BEFORE ME, a Notary Public, personally appeared Edwin O. Swift, III, as general partner of OLD TOWN KEY WEST DEVELOPMENT, LTD., a Florida limited partnership, as Manager of Park Village, LLC, a Florida limited liability company, who did acknowledge before me that he executed the foregoing instrument for the uses and purposes therein set forth, for and on behalf of said limited liability company. He is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the county and state aforesaid, this 29 day of May, 2012.

NOTARY PUBLIC, State of Florida
at Large
My commission expires:

MARION HOPE CASAS
Commission DD 781580
Expires July 21, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

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MONROE COUNTY
OFFICIAL RECORDS