

Prepared by and return to:  
Brian W. Hoffman  
Carver, Darden, Koretzky, Tessier,  
Finn, Blossman & Areaux, LLC  
801 W. Romana Street, Suite A  
Pensacola, Florida 32502  
File No.: 4236.41227

**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR SAWGRASS AT TIGER  
POINT, A SUBDIVISION LOCATED  
IN SANTA ROSA COUNTY, FLORIDA**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAWGRASS AT TIGER POINT, A SUBDIVISION LOCATED IN SANTA ROSA COUNTY, FLORIDA (the "Declaration") is made this 6<sup>th</sup> day of May, 2011.

**WITNESSETH:**

WHEREAS, Sawgrass Developers, a Florida partnership, as the original "Declarant," has heretofore filed of record that certain Declaration of Covenants, Conditions and Restrictions of Sawgrass at Tiger Point, a subdivision located in Santa Rosa County, Florida, recorded in Official Record Book 7319, Page 420 of the public records of Santa Rosa County, Florida (the "Declaration"); *Capitalized terms not defined herein shall have the meaning assigned to them in the Declaration*; and

WHEREAS, pursuant to Article XI, Section 3 of the Declaration, it may be amended at any time by two-thirds (2/3) of the Owners; and

WHEREAS, as of the date hereof, over two-thirds of the Owners desire to amend the Declaration; and

WHEREAS, two-thirds of the Owners hereby join in this Amendment as evidence of such written consent;

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Section 9. – Subordination of the Lien to Mortgages. of the Declaration is hereby deleted and amended in its entirety as follows:

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer, subject to the requirements of a first mortgage as provided for in F. S. §720.3085 (2)(c) (2010), and further articulated below. No sale or transfer

shall relieve such Lot from liability for any assessments thereafter becoming due or lien thereof.

However, as provided for in F. S. §720.3085 (2)(c) (2010), the liability of a first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a parcel by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be the lesser of:

- 1. The parcel's unpaid common expenses and regular periodic or special assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the association; or
- 2. One percent of the original mortgage debt.

The limitations on first mortgage liability provided by this paragraph apply only if the first mortgagee filed suit against the parcel owner and initially joined the association as a defendant in the mortgage foreclosure action.


2. Except as expressly amended by this Amendment, the terms, covenants, promises, conditions, representations and agreements contained in the Declaration remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Association has executed this Amendment on the date set out above.

*Signed, sealed and delivered  
in the presence of:*

SAWGRASS AT TIGER POINT  
HOMEOWNERS ASSOCIATION, INC.,  
a Florida non-profit corporation

Printed Name: Richard Willie

By:   
Richard Willie  
As its: President

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2010 by Richard Willie as President of Sawgrass at Tiger Point Homeowners Association, Inc., a Florida non-profit corporation, on behalf of said corporation, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14



IN WITNESS WHEREOF, the Owners of Lot 12 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: James H. Cowan

James H. Cowan Jr.  
James H. Cowan

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Cynthia G. Goodrich

Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 20 day of April, 2011 by James H. Cowan, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

Kim Detore  
Notary Public  
My commission expires: 5/16/13

STATE OF Florida )

COUNTY OF Palm Beach )



**KIM DETORE**  
MY COMMISSION # DD 885514  
EXPIRES: May 16, 2013  
Bonded Thru Budget Notary Services

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2011 by Cynthia G. Goodrich, who personally appeared before me and is ( ) personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

IN WITNESS WHEREOF, the Owners of Lot 12 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: \_\_\_\_\_

James H. Cowan

Printed Name: \_\_\_\_\_

*Carole V. Watson*  
Printed Name: CAROLE V. WATSON

*Cynthia G. Goodrich*  
Cynthia G. Goodrich

*Ruris K. Rober*  
Printed Name: Ruris K. ROBER

STATE OF Florida )  
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2011 by James H. Cowan, who personally appeared before me and is ( ) personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

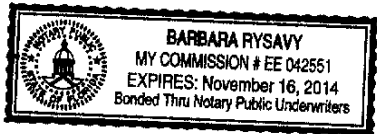
Notary Public  
My commission expires: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2011 by Cynthia G. Goodrich, who personally appeared before me and is  personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

*Barbara Rysavy*  
Notary Public  
My commission expires: 11-16-2014



IN WITNESS WHEREOF, the Owners of Lot 17 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

L. ROGER DUNAWAY  
Printed Name: \_\_\_\_\_

[Signature]  
L. Roger Dunaway

Printed Name: \_\_\_\_\_

MARY B. DUNAWAY  
Printed Name: \_\_\_\_\_

[Signature]  
Mary B. Dunaway

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Roger L. Dunaway, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Mary B. Dunaway, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 25 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Jimmy G. EDDINS  
Printed Name: \_\_\_\_\_

Jimmy G. Eddins  
Jimmy G. Eddins

LINDA H. EDDINS  
Printed Name: \_\_\_\_\_

Linda L. Eddins  
Linda L. Eddins

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Jimmy G. Eddins, who personally appeared before me and is (  ) personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Linda L. Eddins, who personally appeared before me and is (  ) personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/10

IN WITNESS WHEREOF, the Owners of Lot 10 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

JUDITH GRABEL  
Printed Name: \_\_\_\_\_

Judith Grabel  
Judith Grabel

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

MICHAEL GRABEL  
Printed Name: \_\_\_\_\_

Michael Grabel  
Michael Grabel

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 29 day of March, 2010 by Judith Grabel, who personally appeared before me and is ( ) personally known to me, or ( ✓ ) who has produced FLDL as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 29 day of March, 2010 by Michael Grabel, who personally appeared before me and is ( ) personally known to me, or ( ✓ ) who has produced FLDL as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14



IN WITNESS WHEREOF, the Owners of Lot 3 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

JAMES L. Kubik  
Printed Name: \_\_\_\_\_

James L. Kubik  
James L. Kubik

Kendall J. Kubik  
Printed Name: \_\_\_\_\_

Kendall J. Kubik  
Kendall J. Kubik

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by James L. Kubik, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY] 

Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Kendall J. Kubik, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY] 

Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 20 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Marcie A. Hunt  
Printed Name: Marcie A Hunt

George S. Mock  
George S. Mock

Cindy Schmidt  
Printed Name: Cindy Schmidt

Jewel F. Mock  
Jewel F. Mock

Marcie A. Hunt  
Printed Name: Marcie A Hunt

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2010 by George S. Mock, who personally appeared before me and is ( ) personally known to me, or (  ) who has produced Florida Driver's License as identification.



Marcie A. Hunt  
Notary Public  
My commission expires: 9-25-14

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 25 day of March, 2010 by Jewel F. Mock, who personally appeared before me and is ( ) personally known to me, or ( ) who has produced Florida Drivers License as identification.



Marcie A. Hunt  
Notary Public  
My commission expires: 9-25-14

IN WITNESS WHEREOF, the Owners of Lot 13 [redacted] hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

JERRY W. MORRISON  
Printed Name: \_\_\_\_\_

Jerry W. Morrison  
Jerry W. Morrison

LINDA B. MORRISON  
Printed Name: \_\_\_\_\_

Linda B. Morrison  
Linda B. Morrison

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2011 by Jerry W. Morrison, who personally appeared before me and is ( ) personally known to me, or ( ) who has produced FLDL as identification.

[NOTARY SEAL]

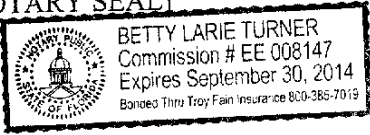


Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2011 by Linda B. Morrison, who personally appeared before me and is ( ) personally known to me, or (✓) who has produced FLDL as identification.

[NOTARY SEAL]



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lots 15 & 14 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

*Richard A. Noennich*  
Richard A. Noennich

Printed Name: \_\_\_\_\_  
RICHARD A. NOENNICH

Printed Name: \_\_\_\_\_  
Deborah A. Noennich

*Deborah A. Noennich*  
Deborah A. Noennich

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2010 by Richard A. Noennich, who personally appeared before me and is ( ) personally known to me, or ( ) who has produced FL Drivers license as identification.



*Nancy E. Hayes*  
Notary Public  
My commission expires: 2-20-11

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2010 by Deborah A. Noennich, who personally appeared before me and is ( ) personally known to me, or ( ) who has produced FL Drivers license as identification.



*Nancy E. Hayes*  
Notary Public  
My commission expires: 2-20-11

IN WITNESS WHEREOF, the Owners of Lot 1 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: PETER RAND

*Peter Rand*  
Peter Rand

Printed Name: Joyce Rand

*Joyce Rand*  
Joyce Rand

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Peter Rand, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



*Betty Larie Turner*  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Joyce Rand, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



*Betty Larie Turner*  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 5 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: Jacob Rantz

Jacob Rantz  
Jacob Rantz

Printed Name: \_\_\_\_\_

Printed Name: Barbara Rantz

Barbara Rantz  
Barbara Rantz

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Jacob Rantz, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Barbara Rantz, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 4 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: John Paul Rice

[Signature]  
John Paul Rice, Sr.

Printed Name: \_\_\_\_\_

Printed Name: Donna Faye Rice

[Signature]  
Donna Faye Rice

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by John Paul Rice, Sr., who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Donna Faye Rice, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 6 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: Stephen L. Richards

Stephen L. Richards  
Stephen L. Richards

Printed Name: \_\_\_\_\_

Printed Name: Shirley S. Richards

Shirley S. Richards  
Shirley S. Richards

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Stephen L. Richards, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2010 by Shirley S. Richards, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14



IN WITNESS WHEREOF, the Owners of Lot 24 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: Mike Russell

Mike Russell  
Mike Russell

Printed Name: Jodi Russell

Jodi Lynn Russell  
Jodi Lynn Russell

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Mike Russell, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Jodi Lynn Russell, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 7 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered  
in the presence of:

Printed Name: Elizabeth Scherl

*Elizabeth Scherl*  
Elizabeth G. Scherl

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2010 by Elizabeth G. Scherl, who personally appeared before me and is ( ) personally known to me, or (X) who has produced AA as identification.

[NOTARY SEAL]



*Betty Larie Turner*  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 22 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Joseph S. Tanguasso  
Printed Name: \_\_\_\_\_

Joseph S. Tanguasso  
Joseph S. Tanguasso

Printed Name: \_\_\_\_\_

Patricia A. Tanguasso  
Printed Name: \_\_\_\_\_

Patricia Tanguasso  
Patricia Tanguasso

Printed Name: \_\_\_\_\_

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2010 by Joseph S. Tanguasso, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2010 by Patricia Tanguasso, who personally appeared before me and is ( ) personally known to me, or () who has produced FDL as identification.



Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

IN WITNESS WHEREOF, the Owners of Lot 11 hereby joins in this Amendment on the date set out above.

Signed, sealed and delivered in the presence of:

Printed Name: \_\_\_\_\_

Richard A. Willie II

Printed Name: \_\_\_\_\_

Sharon S. Willie

Printed Name: \_\_\_\_\_

Richard A. Willie II  
Richard A. Willie, II

Sharon S. Willie  
Sharon S. Willie

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Richard A. Willie, II, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY PUBLIC] 

Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14

STATE OF Florida )  
COUNTY OF Santa Rosa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2010 by Sharon S. Willie, who personally appeared before me and is () personally known to me, or ( ) who has produced \_\_\_\_\_ as identification.

[NOTARY PUBLIC] 

Betty Larie Turner  
Notary Public  
My commission expires: 9/30/14