

Prepared by and return to:
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**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 ____ day of _____, 2010.

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 mortgagee 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 mortgagee 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: _____

Printed Name: _____

By: _____

Richard Willie
As its: President

STATE OF _____)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 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]

Notary Public
My commission expires: _____