

**FIRST AMENDMENT TO THE BUCK
LAKE WOODS UNRECORDED SUBDIVISION
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This First Amendment ("First Amendment") to the Buck Lake Woods Unrecorded Subdivision Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 3777, Page 495, *et seq.*, Public Records of Leon County, Florida ("Declaration"), is made by Buck Lake Woods Property Owners Association, Inc., a Florida not-for-profit corporation ("Association") pursuant to Article XI, Section 4 of the Declaration.

WHEREAS, pursuant to Article XI, Section 4 of the Declaration, the Declaration may be amended by an instrument signed by not less than 2/3 of the members of the Association entitled to vote; and

WHEREAS, said condition has been met by the circulation of this First Amendment to the members of the Association entitled to vote and the joinder and execution of not less than 2/3 of the members in Exhibit "A" attached hereto, who wish to amend the Declaration as set forth by this First Amendment.

NOW THEREFORE, foregoing recitals, together with all attachments and exhibits, being incorporated as if fully set forth hereinafter, the Association hereby amends, revises, and modifies the following Articles, Sections and Provisions of the Declaration as set forth below.

1. Article IV, Section 8 shall be amended as follows:


~~Section 8. — Subordination of the Lien to Mortgages. The lien for the assessments provided for herein shall be subordinate to the lien of any first mortgage. The 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 or the bona fide conveyance to a mortgagee in satisfaction of a first mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No other sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.~~

Section 8. Lien Priority. The lien for the assessments provided for herein shall be effective from and shall relate back to the date on which the original Declaration was recorded. However, as to first mortgages of record, the lien for assessments is effective from and after recording of a claim of lien in the public records. Liability of a first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquire title to any Lot by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due prior the mortgagee's acquisition of title to the Lot shall be limited as provided in §720.3085, Florida Statutes and as may be elsewhere provided by the Laws of Florida. No other sale or transfer shall relieve an Owner from liability for any assessments thereafter becoming due, nor shall it relieve a Lot from the lien arising therefrom.

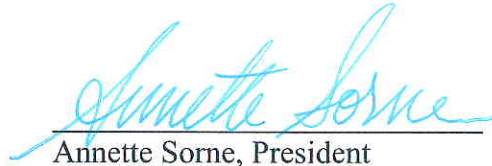
20200009676
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
BK: 5413 PG:1754, Page 1 of 19
02/18/2020 at 12:14 PM,
GWEN MARSHALL, CLERK OF COURTS

IN WITNESS WHEREOF, the undersigned as an officer of the Association hereby certifies that the requisite number of Owners has subscribed to this First Amendment, and has caused this instrument to be executed this 18th day of February, 2020.

Witnesses:







Annette Sorne, President

Buck Lake Woods Property Owners Association

STATE OF FLORIDA:

COUNTY OF LEON:

The foregoing instrument was acknowledged before me by means of physical process this 18th day of February, 2020, by Annette Sorne, as President of Buck Lake Woods Property Owners Association, who is personally known to me or who produced FL DL as identification.





NOTARY PUBLIC

Print Name: Kimberly Lee

My Commission Expires: 9-15-2023

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VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Thomas Heath LOT # 1, 2

ADDRESS: 1078 Antler Dr. Tallahassee FL 32317

SIGNED Thomas P. Heath

VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Jacquelyn P Bradley LOT # 6 & 7

ADDRESS: PO Box 12156, Tallahassee, FL 32317

SIGNED Jacquelyn P. Bradley

VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Scott Wolf LOT # 8 & 9

ADDRESS: 1350 Canadian Geese Trail, Tallahassee, FL 32317

SIGNED Scott Wolf

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VOTE: YES: ✓ NO: ABSTENTION:

NAME: Michael Stalick

SIGNED: [Signature]

DATE: 1-25-2020

BLWPOA ADDRESS: 1460 Canadian Goose Trail

Tallahassee, FL 32317

MAILING ADDRESS: 1460 Canadian Goose Trail

Tallahassee, FL 32317

LOT # 11

1. Article IV, Section 8 shall be amended as follows:

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VOTE: YES: ☒ NO: ☐ ABSTENTION: ☐

NAME: Timothy J Barry LOT # 12

ADDRESS: 1514 Canadian Geese Trl

SIGNED: [Signature] 2/5/20

VOTE: YES: ☒ NO: ☐ ABSTENTION: ☐

NAME: Brien-Annette Sorrie LOT # 10

ADDRESS: 1400 Canadian Geese Trail Tallahassee, FL 32317

SIGNED: [Signature]

VOTE: YES: ☒ NO: ☐ ABSTENTION: ☐

NAME: Marianne Feris LOT # 13

ADDRESS: 1501 Canadian Geese Trail

SIGNED: [Signature]

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VOTE: YES: X NO: X ABSTENTION: _____

NAME: Scott and Kerry Andree

SIGNED: Scott Andree Kerry Andree

DATE: 1-20-20

BLWPOA
ADDRESS: 1445 Canadian beese Tr

MAILING ADDRESS: Same

LOT # 14

~~Section 8. Subordination of the Lien to Mortgages. The lien for the assessments provided for herein shall be subordinate to the lien of any first mortgage. The 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 or the bona fide conveyance to a mortgagee in satisfaction of a first mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No other sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.~~

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VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Chad & Dana Curry LOT # 16

ADDRESS: 1381 Canadian Geese Trail

SIGNED [Signature]

VOTE: YES: XX NO: _____ ABSTENTION: _____

NAME: Nick and Keely Cogan LOT # _____

ADDRESS: 1253, 1242, 1270, 1245 Yearling Trail

SIGNED Nicholas

VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Edwin Dundas LOT # 19

ADDRESS: 1400 Yearling Trail

SIGNED [Signature]

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VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: William & Tracy Martin LOT # 20

ADDRESS: _____

SIGNED W. Martin

VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Dave Marowski LOT # 21

ADDRESS: 1512 Yearling Trail

SIGNED Dave Marowski

VOTE: YES: (X) NO: _____ ABSTENTION: _____

NAME: MIKE HILL LOT # 22

ADDRESS: 1501 YEARLING TRAIL

SIGNED M. Hill

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VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Kathy Frazier

SIGNED: Kathy Frazier

DATE: January 15, 2020

BLWPOA
ADDRESS: 1435 Yearling Trail

MAILING ADDRESS: 1435 Yearling Trail Tallahassee, FL 32317

LOT # 23

~~Section 8. Subordination of the Lien to Mortgages. The lien for the assessments provided for herein shall be subordinate to the lien of any first mortgage. The 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 or the bona fide conveyance to a mortgagee in satisfaction of a first mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No other sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.~~

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VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Carol Davey

SIGNED: Carol M. Davey

DATE: 1/25/20

BLWPOA
ADDRESS: 1399 Yearling Ln

MAILING ADDRESS: Same

LOT # 24 + 25

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VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Dan Papka LOT # 26

ADDRESS: 1273 Yearling Tr

SIGNED [Signature]

VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: (Bill Yeaton) William Yeaton LOT # 36+37

ADDRESS: 1734 Yearling

SIGNED William H. Yeaton

VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Michael Block LOT # 38

ADDRESS: 1672 Yearling Trac Tracts #32317

SIGNED [Signature]

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VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: Deborah S Atkinson

SIGNED: Deborah S Atkinson

DATE: 1/30/20

BLWPOA
ADDRESS: _____

MAILING ADDRESS: 1541 Yearling Trl

Tallahassee, FL 32317

LOT # 30 + 31

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VOTE: YES: ✓

NO: _____

ABSTENTION: _____

NAME: Oliver Austin III

SIGNED: [Signature]

DATE: 1/27/2020

BLWPOA
ADDRESS: _____

MAILING ADDRESS: 1657 Yorkling Dr

LOT # 33

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VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Monica Brady _____

SIGNED: Monica Brady _____

DATE: 1/25/2020 _____

BLWPOA ADDRESS: 1695 Yearling Trail _____

Tallahassee, FL 32317 _____

MAILING ADDRESS: Same _____

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VOTE: YES: ☒ NO: ☐ ABSTENTION: ☐

NAME: OLIVER AUSTIN III

SIGNED: [Signature]

DATE: 1/30/201

BLWPOA
ADDRESS: _____

MAILING ADDRESS: 1620 YEARLING TRL

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VOTE: YES: ☒ NO: ☐ ABSTENTION: ☐

NAME: Bob & Kathy Kellum LOT # 40

ADDRESS: 1586 Yearling Trail

SIGNED: My Kathy Kellum

VOTE: YES: ☒ NO: ☐ ABSTENTION: ☐

NAME: Michael & Donna Uzzell LOT # 43

ADDRESS: 1591 Canadian Geese Trail Tallahassee, FL 32317

SIGNED: Michael P. Uzzell

VOTE: YES: ☒ NO: ☐ ABSTENTION: ☒

NAME: Mary Ann Burch LOT # 48

ADDRESS: 1690 CANADIAN GEESSE TRC 32317

SIGNED: Mary Ann Burch

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VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Carolyn Yarbrough LOT # 48 + 495

ADDRESS: 1616 Canadian Geese Tr

SIGNED: Carolyn Yarbrough

VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: William Wynn LOT # 50

ADDRESS: 1612 Canadian Geese Tr

SIGNED: William Wynn

VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Robert Hurley LOT # _____

ADDRESS: 1550 Canadian Geese Tr

SIGNED: Robert Hurley

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VOTE: YES: X NO: _____ ABSTENTION: _____

NAME: JAMES O. GILES

SIGNED: James O. Giles

DATE: 1-16-2020

BLWPOA
ADDRESS: 1695 CANADIAN GEESE TRAIL

TALLAHASSEE, FL. 32317

MAILING ADDRESS: SAME AS ABOVE

LOT # 44/45

1. Article IV, Section 8 shall be amended as follows:

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VOTE: YES: ✓ NO: _____ ABSTENTION: _____

NAME: Barbara Shanaghan LOT # 52

ADDRESS: 1530 Canadian Geese Tr.

SIGNED: Barbara Shanaghan