

OFFICIAL RECORDS
BK 632 PG 309

060001932

This instrument prepared by:
Susan S. Thompson, Esquire
Smith, Thompson, Shaw & Manausa, P.A.
3620 Thomasville Road, 4th Floor
Tallahassee, Florida 32309

Record Fee: 27.00

FILE # 060001932 RCD:02/15/2006 @ 3:26 PM
Nicholas Thomas, Clerk Circuit Court Gadsden Co.

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF CASCADE FALLS
HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS: That this Amendment to Declaration of Covenants, Conditions and Restrictions of Cascade Falls, recorded in Book 624, Page 1292 of the public records of Gadsden County, Florida, heretofore made and entered into on this 15th day of February, 2006, executed and entered into by GHAZVINI PROPERTIES, LLC, .O. Box 2811 E Industrial Plaza Drive, Tallahassee, Florida 32301, hereinafter referred to as "Declarant";

Said Declaration of Covenants, Conditions and Restrictions are amended as follows:

Wherever the words "Leon County" appear in the referenced Declaration of Covenants, Conditions and Restrictions, they shall mean and refer to "Gadsden County".

It is further amended as follows:

ARTICLE IV Assessments Section 1. Type of Assessments (b) is amended to read as follows:

The Association may levy additional Assessments for any purpose, including without limitation, expenditures for capital improvements for or on Common area or for reconstructing or replacing such improvements. The annual assessment for each Single Family Unit is \$150.00 per year, and shall be collected in January of each year. The annual assessment can be paid in monthly installments if approved by the Association.

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IN WITNESS WHEREOF, the parties have hereunto set their hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Nicole J. Heath
Signature

NICOLE J. HEATH
Printed Name

F. Michael Dimitroff
Signature

F. Michael Dimitroff
Printed Name

GHAZVINI PROPERTIES, LLC

BY: Mehrdad Ghazvini
MEHRDAD GHAZVINI
Managing Member

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of February, 2006, ~~November, 2006~~

by MEHRDAD GHAZVINI as managing member of GHAZVINI PROPERTIES, LLC (who is personally known to me/produced N/A as identification) and who (did/did not) take an oath.



F. Michael Dimitroff
Commission # DD472703
Expires October 22, 2009
Jordan Tray Pace - Insurance, Inc. 800-650-7019

F. Michael Dimitroff
NOTARY PUBLIC

EXHIBIT "A"

COMMENCE at the southeast corner of that property recorded in Deed Book 90, Page 552 of the said Public Records, said point being located 3203.7 feet East of and 1320 feet North of the southwest corner of Section 26, Township 3 North, Range 2 West, and run South 89 degrees 46 minutes 06 seconds West along the southerly boundary of said property and also the southerly boundary of that property recorded in Official Records Book 96, Page 512 of said Public Records, a distance of 550.05 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 00 degrees 26 minutes 52 seconds West a distance of 853.02 feet to an iron rod (#3293), thence run South 89 degrees 39 minutes 08 seconds West a distance of 1210.18 feet to an iron pipe (1/2"), thence run North 00 degrees 19 minutes 57 seconds West a distance of 49.77 feet to an iron rod (#3293), thence run South 89 degrees 35 minutes 20 seconds West a distance of 29.94 feet, thence run North 00 degrees 11 minutes 42 seconds East a distance of 29.39 feet, thence run South 89 degrees 36 minutes 25 seconds West a distance of 69.97 feet to the Easterly right of way boundary of Fifth Street Northeast, thence run North 00 degrees 20 minutes 35 seconds West along said Easterly boundary a distance of 528.15 feet to the Southerly right of way boundary of County Road No. 12, thence run Easterly along said Southerly boundary as follows: North 66 degrees 08 minutes 26 seconds East a distance of 524.04 feet to an iron rod (#3293) on a curve concave to the south, thence run easterly along said curve having a radius of 1316.30 feet, through a central angle of 09 degrees 49 minutes 31 seconds for an arc distance of 225.72 feet (chord of said arc bears North 71 degrees 02 minutes 51 seconds East for a distance of 225.45 feet), thence run North 75 degrees 57 minutes 54 seconds East a distance of 470.58 feet to an iron rod (#3293), thence continue North 75 degrees 57 minutes 54 seconds East along said line, a distance of 34.80 feet, thence run North 74 degrees 14 minutes 31 seconds East a distance of 125.50 feet to a point on a curve concave to the southeast, thence leaving said Southerly right of way boundary run southwesterly along said curve having a radius of 30.00 feet, through a central angle of 94 degrees 05 minutes 26 seconds for an arc distance of 49.27 feet (chord of said arc bears South 27 degrees 11 minutes 48 seconds West for a distance of 43.91 feet) to a point of compound curve to the left having a radius of 136.00 feet and a central angle of 26 degrees 00 minutes 52 seconds, thence southeasterly along the arc, a distance of 61.75 feet, thence run South 45 degrees 51 minutes 48 seconds East a distance of 5.19 feet, thence run South 00 degrees 26 minutes 52 seconds West a distance of 82.98 feet, thence run South 44 degrees 05 minutes 10 seconds West a distance of 177.56 feet, thence run South 45 degrees 51 minutes 48 seconds East a distance of 120.23 feet, thence run North 89 degrees 46 minutes 06 seconds East a distance of 35.60 feet to the POINT OF BEGINNING, containing 25.29 acres, more or less.

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