

Prepared by:  
John A. Grant  
2121-C Killarney Way  
Tallahassee, FL 32309

Inst: 201933001969 Date: 07/24/2019 Time: 3:06PM  
Page 1 of 8 B: 771 P: 460, Kirk Reams, Clerk of Court Jefferson,  
County, By: CG  
Deputy Clerk

**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
CROOKED CREEK PHASE I**

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Crooked Creek Phase I is made and executed by the undersigned owners of lots within Crooked Creek Phase I (hereinafter the "Owners").

WITNESSETH:

WHEREAS, on September 17, 2007, a Declaration of Covenants, Conditions and Restrictions for Crooked Creek, a subdivision as per plat recorded in Plat Book B, Page 99 of the Public Records of Jefferson County, Florida (hereinafter "Crooked Creek Phase I") was recorded in Official Records Book 610, Page 1, of the Public Records of Jefferson County, Florida, (hereinafter the "Covenants"), and

WHEREAS, the Owners, as owners of more than 80% of the lots in Crooked Creek Phase I, desire to amend the Covenants to have the homeowners' association for Crooked Creek Phase I serve as the association for Crooked Creek Phase II, a subdivision as per plat recorded in Plat Book B, Page 99 of the Public Records of Jefferson County, Florida (hereinafter "Crooked Creek Phase II"), and to join with the owners in Crooked Creek Phase II in the use of and maintenance of common areas located in Crooked Creek Phase I, and to otherwise amend the Covenants, and

WHEREAS, the Declarant under the Covenants, Conditions and Restrictions for Crooked Creek Phase II currently owns the Common Areas described on the Plat for Crooked Creek Phase I and in the Covenants for Crooked Creek Phase I, and is willing to convey title to the Common Areas to the Crooked Creek Homes Association of Jefferson County, Inc. as part of the amendments proposed herein, and

WHEREAS, the Owners have determined that the contemplated amendments to the provisions of the Covenants will protect the value and desirability of the real property in Crooked Creek Phase I and will not adversely affect the value and integrity of the homes and lots in Crooked Creek Phase I, and

WHEREAS, the Owners, pursuant to the provisions of Article XXXII, Section 6, of the Covenants, have the right to amend the Covenants by an instrument signed by the note less than eighty percent (80%) of the owners of lots within Crooked Creek Phase I.

NOW THEREFORE, Owners amend the Covenants as follows:

1. Article I, Section 1 of the Covenants is amended to read:

Section 1. "Association" shall mean and refer to Crooked Creek Homes Association of Jefferson County, Inc.

2. Article I, Section 5 of the Covenants is amended to read:

Section 5. "Lot" shall mean and refer to each numbered lot as depicted on the Plat of Crooked Creek Phase I recorded in Plat Book B, Page 99 of the Public Records of Jefferson County, Florida, and to each numbered lot as depicted on the Plat of Crooked Creek Phase II recorded in Plat Book B, Page 104 of the Public Records of Jefferson County, Florida.

3. Article I, Section 8 of the Covenants is amended to read:

Section 8. "Properties" shall mean and refer to that certain real property described in "Exhibit A" attached hereto, and such additions thereto as may hereafter be brought within the jurisdiction of the Association, and that certain real property described in "Exhibit A" to the Declaration of Covenants, Conditions and Restrictions for Crooked Creek Phase II as recorded in Official Records Book 676, Page 148 of the Public Records of Jefferson County, Florida.

4. Article III, Section 1 of the Covenants is amended to read:

Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. The Association shall include members who are owners of Lots in Crooked Creek Phase II as recorded in Official Records Book 676, Page 148 of the Public Records of Jefferson County, Florida. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to assessment.

5. Article IV, Section 1 of the Covenants is amended as follows:

The last sentence in Article IV, Section 1 is removed: ~~The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.~~

6. The following sentence is added to Article VIII:

“The provisions of this Article shall apply only to the lots within Crooked Creek Phase I.”

7. The following sentence is added to Article IX:

“The provisions of this Article shall apply only to the lots within Crooked Creek Phase I.”

IN WITNESS WHEREOF, the undersigned, being the owner of Lots 5-6 and Lots 17-18, Block A, Lot 3 and Lot 5, Block B, and Lots 2-3, Block C of Crooked Creek Phase I, a subdivision as per map or plat thereof recorded in Plat Book B, Page 99, of the Public Records of Jefferson County, Florida, has hereunto set its hand and seal day and year first above written.

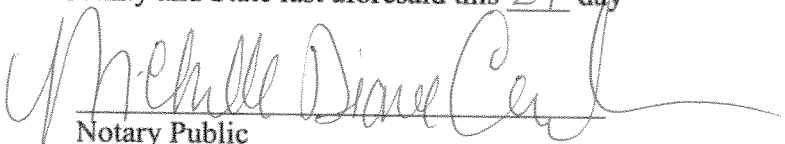
Grobe-Lich Properties, LTD, a Texas  
limited partnership, by Grobe-Lich  
Investments, LLC, a Texas limited liability  
company, its general partner

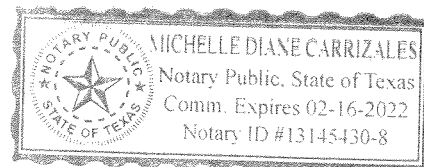
  
By: Kash Morrow, its member

STATE OF Texas  
COUNTY OF Kerr

The foregoing instrument was acknowledged before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, by Kash Morrow, as member of Grobe-Lich Investments, LLC, general partner of Grobe-Lich Properties, LTD, who are personally known to me or who has produced drivers license as identification.


WITNESS my hand and official seal in the County and State last aforesaid this 24 day  
of January, ~~2018~~  
2019.

  
Notary Public



IN WITNESS WHEREOF, the undersigned, being the owner of Lot 3, Lot 9 and Lot 15, Block A, Lot 3 and Lot 1, Lot 8, Lot 14 and Lot 16, Block B, and Lot 11, Lot 17 and Lot 21, Block C of Crooked Creek Phase I, a subdivision as per map or plat thereof recorded in Plat Book B, Page 99, of the Public Records of Jefferson County, Florida, has hereunto set its hand and seal day and year first above written.

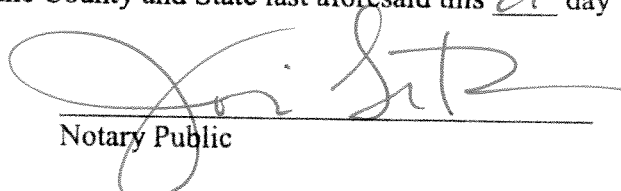
Seminole Trusses Inc. 401(K) Profit Sharing  
Plan Account # 94175

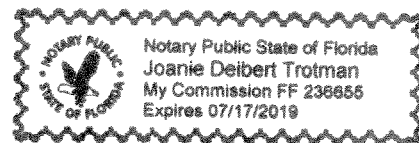
  
By: Curtis Rene Barineau, Trustee

STATE OF FLORIDA  
COUNTY OF Leon

The foregoing instrument was acknowledged before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, by Curtis Rene Darineau and Brian Desotell as Trustees of Seminole Trusses Inc. 401(K) Profit Sharing Plan Account # 94175, who are personally known to me or who have produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, 2018. 2019

  
Notary Public



IN WITNESS WHEREOF, the undersigned, being the owner of Lot 4, Lot 10 and Lot 16, Block A, Lot 2, Lot 9, Lot 5, Lot 17, Block B, and Lot 5, Lot 12, Lot 18 and Lot 22, Block C of Crooked Creek Phase I, a subdivision as per map or plat thereof recorded in Plat Book B, Page 99, of the Public Records of Jefferson County, Florida, has hereunto set his hand and seal day and year first above written.

Charles L. Cooper, Sr.  
Charles L. Cooper, Sr.

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, by Charles L. Cooper, Sr., who is personally known to me or who has produced ID Driver License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of January, ~~2018~~ 2019.

Notary Public  
Notary Public State of Florida  
Lindsey N Goodman  
My Commission GG 231318  
Expires 06/21/2022

Lindsey Goodman

IN WITNESS WHEREOF, the undersigned, being the owner of Lot 6, Lot 10, Lot 12 and Lot 18, Block B, and Lot 19, Block C of Crooked Creek Phase I, a subdivision as per map or plat thereof recorded in Plat Book B, Page 99, of the Public Records of Jefferson County, Florida, has hereunto set his hand and seal day and year first above written.

  
\_\_\_\_\_  
R. Gary Landrum

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, by R. Gary Landrum, who is personally known to me or who has produced DRIVERS LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of MARCH, 2018.



  
\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the undersigned, being the owner of Lot 1, Lot 7 and Lot 19, Block A, and Lot 7 and Lot 15, Block C of Crooked Creek Phase I, a subdivision as per map or plat thereof recorded in Plat Book B, Page 99, of the Public Records of Jefferson County, Florida, has hereunto set its hand and seal day and year first above written.

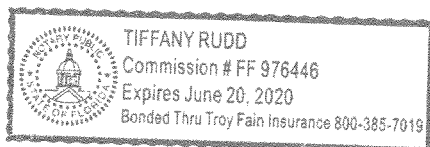
Landrum Property Management, LLC

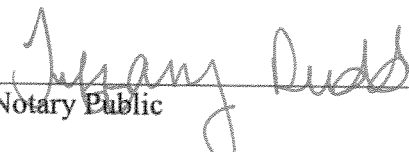
  
\_\_\_\_\_  
By: R. Gary Landrum, its manager

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, by R. Gary Landrum as manager of Landrum Property Management, LLC, who is personally known to me or who has produced DRIVERS LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of MARCH, 2018.



  
\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the undersigned, being the owner of Lot 2, Lot 8, Lot 14 and Lot 20, Block A, Lot 7, Lot 11, and Lot 13, Block B, and Lot 1, Lot 9, Lot 16 and Lot 20, Block C of Crooked Creek Phase I, a subdivision as per map or plat thereof recorded in Plat Book B, Page 99, of the Public Records of Jefferson County, Florida, has hereunto set his hand and seal day and year first above written.

Benson T. Green  
Benson T. Green

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, by Benson T. Green, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of march, 2018.

Tiffany Rudd  
Notary Public

