

OFF. REC. 1585310583

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**AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR FLAMINGO GARDENS ESTATES**

THIS AMENDMENT made by FLAMINGO GARDENS ESTATES, L.C., a Florida Limited Liability Company, which is the sole owner of the Property which is legally described on Exhibit A attached hereto and made a part hereof, hereby amends the Declaration of Covenants and Restrictions for FLAMINGO GARDENS ESTATES recorded at Official Records Book 14919, Page 423, on February 28, 1991, as follows:

1. Article VII, Section 7, is hereby amended to delete "basketball hoops" on line 3 and to delete "appearance of the landscaping" and place in its stead "location and number of trees" at line 19 so that the first paragraph of Section 7 is restated as follows:

Section 7. Architectural Control. No building, wall, fence or other structure or improvement of any nature (including, but not limited to, landscaping, exterior paint or finish, hurricane protection, birdhouses, other pet houses, swales, asphaltting or other improvements or changes of any kind) shall be erected, placed or altered, on any Lot until the construction plans and specifications and a plan showing the location of the structure and landscaping or of the materials as may be required by the Architectural Control Board have been approved in writing by the Architectural Control Board and all necessary governmental permits are obtained. Each building, wall, fence or other structure or improvement of any nature, together with the landscaping, shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plat plans, or any of them, may be based on any ground, including purely aesthetic grounds, which in the sole and uncontrolled discretion of said Architectural Control Board seem sufficient. Any changes in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the location and number of trees, shall be deemed an alteration requiring approval. The Architectural Control Board shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph. A majority of the Board may take any action the Board is empowered to take, may designate a representative to act for the Board and may employ personnel and consultants to act for it. In the event of death, disability or resignation of any member of the Board, the remaining members shall have full authority to designate a successor. The members of the Board shall not be entitled to any compensation for

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services performed pursuant to this covenant. The Architectural Control Board shall act on submissions to it within thirty (30) days after receipt of the same (and all further documentation required) or else the request shall be deemed approved. Members of the Board shall be appointed by the Board of Directors of the Association as a committee thereof.

2. Article VII, Section 8, is hereby amended to delete "or campers" on line 1 and "boats, boat trailers" on line 3, and the following is added before the last sentence of the first paragraph between the words "affiliates" and "no": "Campers, boats and boat trailers must be parked on the side of the Residential Unit so that the campers, boat and boat trailers are not readily visible from the front of the Lot", so that the first paragraph of Section 8 is restated as follows:

Section 8. Commercial Trucks, Trailers, Campers and Boats. No trucks or commercial vehicles, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, horse trailers or vans, shall be permitted to be parked or to be stored at any place on the Properties, nor in dedicated areas, unless the Developer or the Association designates specifically certain spaces for some or all of the above. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, nor to passenger-type vans for personal use which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time), nor to any vehicles of the Developer or its affiliates. Campers, boats and boat trailers must be parked on the side of the residential Unit so that the campers, boat and boat trailers are not readily visible from the front of the Lot. No on-street parking shall be permitted.

IT WITNESS WHEREOF, the undersigned being the Developer and Declarant, has set forth its hand and seal this 19 day of March 1993.

FLAMINGO GARDENS DEVELOPMENT, L.C.,
a Florida Limited Liability
Company

By: 

SALVADOR MOLINA, Manager
16739 S.W. 84 Court
Miami, FL 33157

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STATE OF FLORIDA)

COUNTY OF DADE)

I HEREBY CERTIFY that on this 19 day of March, 1993, personally appeared before me SALVADOR MOLINA, Manager of FLAMINGO GARDENS ESTATES, L.C., a Florida Limited Liability Company, the Declarant who executed the foregoing Amendment to the Declaration of Covenants and Restrictions for FLAMINGO GARDENS ESTATES, and who did certify and swear to me that he executed the foregoing Amendment to the Declaration of Covenants and Restrictions of FLAMINGO GARDENS ESTATES for the purposes therein stated and who is personally known to me and did take an oath.

Lucy Fonseca
Notary Public, State of Florida

My commission expires:



Prepared By:

Robert M. McClaskey, Jr., Esq.
McClaskey & Farr
1550 Madruga Avenue, Suite 120
Coral Gables, FL 33146

DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

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EXHIBIT "A"

Lots 1 through 23, Block 1, of FLAMINGO FARMS ESTATES, according to the Plat thereof, as recorded in Plat Book 135 at Page 76, of the Public Records of Dade County, Florida

and

Lots 1 through 20, Block 2, of FLAMINGO FARMS ESTATES, FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 138, at page 17 of the Public Records of Dade County, Florida

RECORDED BY OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT