

**\*\* OFFICIAL RECORDS \*\***  
**BK 2067 PG 1814**

**AMENDMENT TO MASTER DECLARATION OF COVENANTS,  
 CONDITIONS AND RESTRICTIONS FOR  
 MAGNOLIA PLANTATION AT BLUEWATER BAY**

WHEREAS, on December 29, 1993, EMCA FOREST INVESTORS, LTD. ("Developer") recorded a Master Declaration of Covenants, Conditions and Restrictions for Magnolia Plantation at Bluewater Bay at Official Records Book 1802, Page 574, et seq, of the Public Records of Okaloosa County, Florida; and

WHEREAS, a portion of the real property covered by the Declaration is a certain parcel of real property to be developed into a low rise condominium project to be known as "Magnolia Isles at Bluewater Bay"; and

WHEREAS, the Developer of the condominium project, International Developers Company, Inc. ("IDC") has asked that the Master Declaration be amended on the terms more fully set forth herein; and

WHEREAS, as consideration for the requested amendment, IDC proposes to build a larger heated swimming pool and a larger recreational area than originally planned, to be made available to all owners within Magnolia Plantation for a nominal yearly membership fee of \$100.00 per year per person (\$150.00 per family), with a nominal enrollment fee of \$50.00 per person (\$90.00 per family). Neither the enrollment fee nor the membership fee shall be increased for a period of 3 years after the date of the recording of this amendment and subsequent yearly increases will not exceed a maximum of 5% per year; and

WHEREAS, Article IX, Section 2 of the Declaration provides that the Declaration may be amended with a majority vote of the total voting power of the Association; and

WHEREAS, Magnolia Plantation Property Owners Association has conducted a special meeting of the members which meeting was duly and properly noticed and called and at which a quorum was present, and at which a majority of the members voted to amend the covenants and the following particulars;

NOW, THEREFORE, the Master Declaration of Covenants, Conditions and Restrictions for Magnolia Plantation at Bluewater Bay is hereby amended to add the following article:

**ARTICLE XII  
 MAGNOLIA ISLES**

An owner of an individual condominium unit within Magnolia Isles shall have all rights of all other owners as defined in this Declaration, but their vote shall be equal to one-half (1/2) of a vote of an owner of a single family residential unit within Magnolia Plantation. In

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addition, all assessments (excluding the annual membership fee of \$60.00 to the Council of Bluewater Bay Property Owners) and capital contributions shall be reduced to an amount equal to one-half (1/2) the charges assessed against the owner of a single family residential unit within Magnolia Plantation.

Except as amended in the foregoing particulars, the Master Declaration of Covenants, Conditions and Restrictions for Magnolia Plantation are hereby ratified and confirmed and shall remain in full force and affect.

IN WITNESS WHEREOF, the Association has caused its seal to be affixed hereto this 25<sup>th</sup> day of April, 1997.

WITNESSES:

MAGNOLIA PLANTATION PROPERTY OWNERS  
ASSOCIATION AT BLUEWATER BAY, INC.

Edna M. Korte  
Edna M. Korte  
Nancy M. Shmet  
Nancy M. Shmet

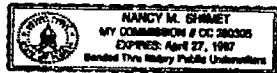
By: Raimund Herden  
Raimund Herden  
As its Director  
Director of Magnolia Plantation

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 1997, by Raimund Herden as Director of Magnolia Plantation Property Owners Association, Inc., who is

X personally known to me or  
who produced \_\_\_\_\_ as identification.

(Seal)



Nancy M. Shmet  
Notary Public



FILE # 1547465 RCD: Apr 28 1997 @ 07:36AM  
Newman C. Brackin, Clerk, Okaloosa Cnty Fl