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JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
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Recorded: 12-07-98 12:54 P.M.

**FIRST AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
REGARDING
WINDING CREEK PROPERTY OWNERS ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS REGARDING WINDING CREEK PROPERTY OWNERS ASSOCIATION, INC. ("First Amendment") is made as of this 1 day of December, 1998, by DALE V. COLEAN, MARLENE COLEAN, and ELIZABETH HEARD MALLONEE, as Trustee of the ELIZABETH HEARD MALLONEE Revocable Trust dated August 17, 1994 (successor to JOHN MALLONEE, and ELIZABETH MALLONEE, Individually) ("Declarants") and is joined in by WINDING CREEK PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit ("Corporation").

WHEREAS, Declarants are the Declarants under the Declaration dated October 28, 1994, recorded in Official Record Book 1082, at page 1277, of the Public Records of St. Lucie County, Florida; and

WHEREAS, Declarants remain the owners of the majority of lots in Winding Creek Subdivision, and Declarants presently constitute all members of the Architectural Review Board ("ARB") of WINDING CREEK PROPERTY OWNERS ASSOCIATION, INC. ("Association"); and

WHEREAS, Turnover of management under the Declaration to the Association or its voting members has not occurred as described in Article XI.D.1. of the Declaration, and pursuant to such Article the Declaration may be amended or modified by Declarants without the requirement of the consent of the Association or the Owners; and

WHEREAS, Declarants wish for the first time to so amend and modify the Declaration as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises above set forth, Declarants hereby declare that Article VIII entitled "Use and Maintenance of Property and Units", Section A.13., be, and the same hereby is, amended to read as follows:

13. Garages.

No garage shall be erected which is separate from the residence, except, however, a detached garage which may be installed upon the Lot with the approval of the ARB and which shall be in addition to the undetached garage of the residence. Any detached garage permitted by the ARB shall be approved with consideration extended the buildable size and configuration of the Lot or Lots of the applicant, and the compatibility of design and location with surrounding residences. No garage shall be permanently enclosed so as to make such garage unusable by a vehicle, and no portion of a garage originally intended for the parking of a vehicle shall be converted into a living space. All garage doors shall remain closed when not in use.

IN WITNESS WHEREOF, this First Amendment has been signed by Declarants and the Corporation on the respective dates set forth below.

Signed, sealed and delivered
in the presence of:

DECLARANTS:

Brenda J. Bidle
Printed Name: Brenda J. Bidle

Dale V. Colean
DALE V. COLEAN

Jacquelyn Brewer
Printed Name: Jacquelyn Brewer

Marlene Colean
MARLENE COLEAN

Brenda J. Bidle
Printed Name: Brenda J. Bidle

Jacquelyn Brewer
Printed Name: Jacquelyn Brewer

Brenda J. Bidle
Printed Name: Brenda J. Bidle

Elizabeth Heard Mallonee
ELIZABETH HEARD MALLONEE, as Trustee
of the ELIZABETH HEARD MALLONEE
Revocable Trust dated August 17, 1994
ELIZABETH MALLONEE

Jacquelyn Brewer
Printed Name: Jacquelyn Brewer

DATED: Dec. 1st, 1998

JOINED IN BY:

WINDING CREEK PROPERTY OWNERS
ASSOCIATION, INC., a Florida
corporation not for profit

Brenda J. Bidle
Printed Name: Brenda J. Bidle

By: Dale V. Colean
DALE V. COLEAN, its President

Jacquelyn Brewer
Printed Name: Jacquelyn Brewer

Dated: Dec 1st, 1998

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, DALE V. COLEAN, MARLENE COLEAN, and ELIZABETH HEARD MALLONEE, as Trustee of the ELIZABETH HEARD MALLONEE Revocable Trust dated August 17, 1994, to me personally known to be the persons who signed the foregoing instrument, and such persons acknowledged the execution thereof.

WITNESS my hand and official seal in the county and state last aforesaid this 1st day of December, 1998.

(NOTARY STAMP OR SEAL)



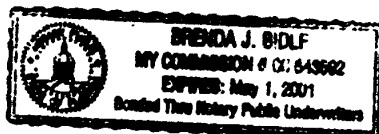
Brenda J Bidle
Notary Public, State of Florida
Brenda J. Bidle
Printed Name of Notary
Commission No.:
Commission Expires:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgments, DALE V. COLEAN, as President of WINDING CREEK PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, to me personally known to be the person who signed the foregoing instrument as such officer, and he acknowledged that the execution thereof was of his free act and deed as such officer for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 1st day of December, 1998.

(NOTARY STAMP OR SEAL)



Brenda J Bidle
Notary Public, State of Florida
Brenda J. Bidle
Printed Name of Notary
Commission No.:
Commission Expires: