



This Instrument Prepared by and after Recording
return to:

Alicia Lewis, Esq.
Greenspoon Marder, P.A.
200 East Broward Blvd. Suite 1800
Fort Lauderdale, FL 33301

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**AMENDMENT TO DECLARATION OF RESTRICTIVE
COVENANTS**

THIS AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS ("Amendment") is made and entered into this ____ of _____, 2014, by **SHERIDAN HOUSE, INC.**, a Florida corporation, having an address of 1700 South Flamingo Road, Davie, Florida, 33325 ("Declarant"), for the benefit of the **CITY OF DANIA BEACH**, a Florida municipal corporation, its successors and assigns, with a post office address at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 ("City").

WITNESSETH:

WHEREAS, Declarant caused to be recorded in the Official Records of Broward County, Florida, Book 45675 at Page 701 that certain Declaration of Restrictive Covenants between the City and Declarant ("Original Declaration"); and

WHEREAS, the parties hereto agree to amend the Original Declaration as set forth in this Amendment.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, the City and Declarant hereby amend the Original Declaration as follows.

1. The recitals set forth are true and correct and are incorporated into this Amendment by reference.
2. The Original Declaration as amended by this Amendment remains in full force and effect. To the extent of any inconsistency between the terms of this Amendment and the terms of the Original Declaration, the terms of this Amendment shall supersede and control to the extent of such inconsistency. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Original Declaration.
3. Paragraph 2(a) of the Original Declaration is hereby deleted in its entirety and shall be replaced with the following language:

No more than twelve (12) residential units per acre shall be constructed upon the Property.

4. Paragraph 2(b) of the Original Declaration is hereby deleted in its entirety.

5. Paragraph 2(c) of the Original Declaration is hereby deleted in its entirety.
6. Paragraph 3(a) of the Original Declaration is hereby deleted in its entirety and shall be replaced with the following language:

Dedicate for the benefit of the City certain land for use as a public park, in accordance with Section 19-71 of the City of Dania Beach Code of Ordinances ("Park Parcel"). The dedication of the Park Parcel shall not be required prior to site plan submittal for the development of the Property, as further required herein, but is required before issuance of a building permit.

7. Paragraph 3(b) of the Original Declaration is hereby deleted in its entirety.
8. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together will constitute one and the same instrument.
9. This Amendment shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until approved by the City (including the expiration of all appeal periods).

*[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]*

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

WITNESSES:

Print Name: _____

Print Name: _____

DECLARANT:

SHERIDAN HOUSE, Inc., a Florida corporation

By: _____

Name: _____

Title: _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____, the _____ of SHERIDAN HOUSE, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she 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 ____ day of _____, 2014.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires: