GEORGE DIAZ, P.A. Sunset Oaks Building 9260 Sunset Drive, Suite 119 Mlami, FL 33173

FIRST AMENDMENT TO **DECLARATION OF COVENANTS** AND RESTRICTIONS OF THE FAIRWAYS OF PALM-AIRE, INC.

98-143545 T#005 03-11-98 09:48AM

W/W

December 4, 2001
BONDED THRU TROY FAIN RISURANCE, INC.

MISTY OAKS ESTATES PARTNERSHIP, a Florida General Partnership ("DECLARANT"), as fee simple title owner of that certain real property more fully described in the Declaration of Covenants and Restrictions of the Fairways of Palm-Aire, Inc., recorded October 30, 1997, in Official Record Book 27212, Page 929 of the Public Records of Broward County, Florida (the "Declaration"), hereby amends the Declaration pursuant to Section 9 of said Declaration as follows:

Section 5.07 of the Declaration shall now read:

5.07 Vehicles. Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, and other vehicles manufactured and used as private passenger vehicles, may be parked within the SUBJECT PROPERTY overnight without the prior written consent of the ASSOCIATION. In particular and without limitation, no vehicle shall be parked outside of a UNIT overnight if commercial lettering or signs are painted to or affixed to the vehicle, or if commercial equipment is placed upon the vehicle, or if the vehicle is a truck, recreational vehicle, camper, trailer, or other than a private passenger vehicle as specified above. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to, the SUBJECT PROPERTY. All vehicles parked within the SUBJECT PROPERTY must be in good condition, and no vehicle which is unlicensed or which cannot operate on its own power shall remain within the SUBJECT PROPERTY for more than 24 hours, and no major repair of any vehicle shall be made on the SUBJECT PROPERTY. Motorcycles are permitted only if equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the SUBJECT PROPERTY, and (ii) may not be parked in such a way as to cause damage to COMMON AREAS in any way through ingress or

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IN WITNESS WHEREOF, D day of <u>أولمين ب</u> 19	DECLARANT has executed this DECLARATION this <u>고구사</u> 198 뜻
WITNESSES:	MISTY OAKS ESTATES PARTNERSHIP おこれ inwood Developments, Inc., の
Lar of Or	a Florida corporation, as comanaging general partner of Misty Oaks Estates Partnership
Slave Sha	By: Maw Che Jack 1. P. 57
Soroman GROSS	Name: <u>Maria Clara Garbați</u> Title: <u>Vice President</u>
STATE OF FLORIDA))SS:	
COUNTY OF BROWARD)	
The foregoing instrument was acknowledge before me this <u>عرب الله</u> day of 1998 by <u>Maria Clara Garbati, as Vice President of Inwood Developments, Inc. as the managing general partner</u> of Misty Oaks Estates Partnership, a Fiorida General Partnership, on behalf of the Partnership.	
[X] Personally Known	Notary Public, State of Florida at Large
recorded in the official reco	George Diaz MY COMMISSION & CC674477 EXPIRES

OF EMPLYADE COURTY, FLORIDA COUNTY ASSURANCE