

File # 2022028240, OR BK: 4551 PG: 521, Pages: 1 of 2, Recorded 4/14/2022 at 3:36 PM,
 Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk BR Trans # 1776120

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
LAGUNA HAVEN.

NOTICE IS HEREBY GIVEN that the Declaration of Covenants, Conditions and Restrictions for Laguna Haven Homeowners' Association, Inc., as recorded in the Official Records of Bay County, Florida, at Book 4353, Page 2357 (the "Declaration"), are amended by Laguna Haven, LLC, a Florida limited liability company (the "Declarant"), pursuant to the express authority and rights contained in Article XII, Section 7, of the Declaration as follows:

1. See Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Covenants, Conditions, and Restrictions for Laguna Haven."

IN WITNESS WHEREOF, the Declarant of Laguna Haven has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 14th day of April 2022.

ATTEST:

Nicole Jones
 Witness 1 Signature
Nicole Jones
 Print
Hannah Stephens
 Witness 2 Signature
Hannah Stephens
 Print

LAGUNA HAVEN, LLC, a Florida limited liability company

Yervand Grigoryan
 By: Yervand Grigoryan, as its Manager

STATE OF FLORIDA
 COUNTY OF BAY

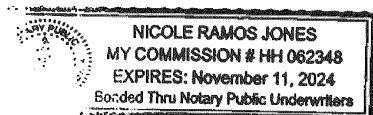
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April 2022 by Yervand Grigoryan, as the manager of Laguna Haven, LLC, a Florida limited liability company, who: (notary must check applicable box)

☒ is personally known to me.

☐ produced a current _____ driver's license as identification.

☐ produced _____ as identification.

[Seal]



Nicole Jones
 Nicole Jones
 (Print Name)
 My Commission Expires: 11.11.2024

Exhibit "A"

SCHEDULE OF AMENDMENTS
TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR LAGUNA HAVEN

(Added language is indicated by underline and deleted language is indicated by ~~strikethrough~~.)

ARTICLE III
ASSESSMENTS

11. **New Buyer Fee.** A New Buyer Fee shall be assessed or charged for the exclusive purpose of funding capital expenditures; including, but not limited to, the improvement, maintenance, enhancement, and repaving of the roads within the Property. Such New Buyer fee shall be fixed at ~~one quarter percent (0.25%)~~ one half percent (0.50%) of the contracted purchase price of the Parcel and shall be assessed at the time of purchase or repurchase of any Parcel within the Property. Such fee, together with interest thereon and costs of collection as herein provided, shall be a charge and continuing lien upon the Parcel and improvement thereon against which such fees are assessed if such amount is unpaid. Each such fee, together with such interests and costs of collection, shall also be the joint and several personal obligation of both the prior owner and subsequent purchaser of such Parcel at the time when the fee first became due and payable.