

THIS INSTRUMENT PREPARED BY:  
Richard S. Johnson P.A.  
107 North Partin Drive  
Niceville, Florida 32578  
(850) 279-6868

STATE OF FLORIDA  
COUNTY OF OKALOOSA :

**FIRST AMENDED CORRECTIVE DECLARATION OF  
COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF  
MAGNOLIA CREEKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

THIS FIRST AMENDED AND CORRECTIVE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF MAGNOLIA CREEKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (this "Amendment") is made effective as of the 13<sup>th</sup> day of April, 2023.

**Recitals:**

WHEREAS, this First Amended Corrective Declaration of Covenants, Conditions, Restrictions and Easements of Magnolia Creeks Subdivision Homeowners Association, Inc. is given to correct and substitute that previously recorded a Declaration of Covenants and restrictions in the public records of Okaloosa County at Book 3660 Page 3973, page 1 of 28, correcting the title of the association to **MAGNOLIA CREEKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.** This corrective Declaration is to be recorded in the Public Records of Okaloosa County and adopted by the Magnolia Creeks Subdivision Homeowners Association as the intended Declaration of Covenants, Conditions and Restrictions and Easements of Magnolia Creeks.

WHEREAS, Declarant is the owner of certain property in Okaloosa County, State of Florida, referred to in the Covenants as the "Property", and according to the deed recorded at Book 3228 and Page 2677 and will be according the Plat to be recorded in Okaloosa County, known as Magnolia Creeks and described as follows:

The Current Developer desires to amend the Declaration as hereinafter set forth and as permitted by Article VII.3 & 10, in the Declaration.

**First Amendment:**

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned duly authorized officer of the Current Developer hereby amends the Declaration as follows:

A. Recitals. The foregoing Recital paragraphs are true and correct in all respects and form an integral part of this Amendment, the same as if such Recital paragraphs were included in the lettered paragraphs hereof.

B. Defined Terms. Capitalized terms used herein unless otherwise defined herein shall have the meaning ascribed to such terms in the Declaration.

C. Amendments of Original Declaration. The Declaration is hereby amended by the following:

1. First Amended Corrective Declaration of Covenants, Conditions, Restrictions and Easements of Magnolia Creeks Subdivision Homeowners Association, Inc. is given to correct and substitute that previously recorded a Declaration of Covenants and restrictions in the public records of Okaloosa County at Book 3660 Page 3973, page 1 of 28, correcting the title of the association to **MAGNOLIA CREEKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.** This corrective Declaration is to be recorded in the Public Records of Okaloosa County and adopted by the Magnolia Creeks Subdivision Homeowners Association as the intended Declaration of Covenants, Conditions and Restrictions and Easements of Magnolia Creeks.

D. Continued Effectiveness. All of the applicable terms, conditions and provisions of the Declaration, as hereby amended, are in all respects hereby ratified and reaffirmed.

E. Paragraph Headings. The paragraph headings herein have been inserted for convenience of reference only and shall in no way modify or restrict any of the terms or provisions hereof.

IN WITNESS WHEREOF, Current Developer/Declarant has caused this Amendment to be executed as of the day and year first above written.

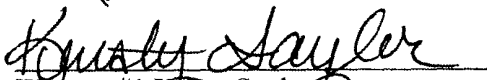
DECLARANT:



MAGNOLIA CREEKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

By: Richard Johnson

As Its: Officer

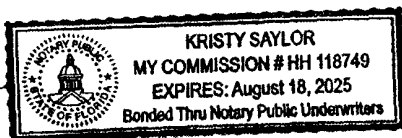
  
Witness #1 Kristy Saylor

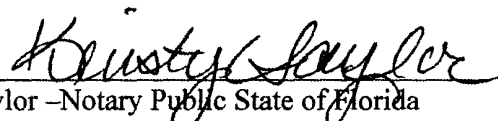
  
Witness #2 Helen Symonette

STATE OF FLORIDA  
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The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2023 by as Officer for the Developer, Magnolia Creeks Subdivision Homeowners Association, Inc, a Florida Limited Liability Company, on behalf of the corporation who are personally known to me or who have produced their driver's licenses as identification.

SEAL





Kristy Saylor -Notary Public State of Florida  
My Commission Expires: 8-18-25