

**AMENDMENT TO DEED OF RESTRICTIONS FOR
TOWN & RIVER ESTATES, UNIT 6, LEE COUNTY, FLORIDA**

WHEREAS, a deed of restrictions (“Restrictions”) for Town & River Estates, Unit 6 (the “subdivision” was originally recorded in Official Record book 627, Page 332 of the Public Records of Lee County, Florida on or about September 22, 1970; and Platt Book 255, page 100.

WEHEREAS, the subdivision consists of a total of 62 lots; and

WHEREAS, in accordance with Section 24 of the restrictions, a majority of the owners of the lots in the Subdivision wish to amend the Restrictions as follows: and

WHEREAS, notice of the proposed modification has been provided to all lot owners in Town & River Estates, Unit 6.

NOW THEREFORE, Section 1 of the Deed of Restrictions for Town & River Estates, Unit 6 Lee County, Florida is hereby amended to read as follows:

1. Any future changes in paragraph one (1) “All lots in Town & River Estates, Unit 6, are restricted to use for a Single Family, one-floor residence and paragraph five (5) section regarding side setback requirements of 15 feet would need a **vote of 80% of the homeowners.**

2. **No attempt to obtain a variance for a two-story dwelling or a side setback, which has been denied once, could be submitted to the board for reconsideration more than once (1) each year.**

It is the intention of this amendment to keep the single family, one-floor residence and the 15-foot side setback requirements in effect unless changed by a vote of 80% of the homeowners in Unit 6. It is also the intention of this amendment to restrict the application of a variance regarding this amendment from being submitted to the board more than once (1) each year.

IN WITNESS WHEREOF, the attached notarized list of lot owners has joined in the execution of this Amendment to Deed of Restrictions for Town & River Estates, Inc. Unit 6, and the Town & River Estates, Inc. representatives have here unto set its hand and seal this 18th day of February AD 2000.