

PROPOSED AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIDEAWAY

THIS PROPOSED AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for The Hideaway is made this _____ day of _____, 2025 by Hideaway Homeowners Association, Inc. (the "Association").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The Hideaway was recorded in the Official Records of Nassau County, Florida on June 8, 2007 at Book 1504, Page 1449 *et seq.* (the "Declaration");

WHEREAS, the Declaration has been amended from time to time and amendments one through five of the Declaration are recorded in the Official Records of Nassau County;

WHEREAS, pursuant to Section 7.3 of the Declaration, the "Declaration may be amended, changed, added to ... at any time and from time to time ... upon the execution and recordation of an instrument executed by Owners of not less than two-thirds (2/3) of the Lots shown on the recorded Plat of the Lots."

WHEREAS, the Association desires to amend the Declaration and this Amendment has been approved by two-thirds (2/3) of the Lots as evidenced by the signed written consent forms attached to this Amendment;

NOW THEREFORE, the Declaration of Covenants, Conditions and Restrictions for The Hideaway is amended as follows:

A. Section 7.3 of the Declaration is amended as follows:

7.3 Amendment by Owners. In addition to any other manner herein provided for the amendment of this Declaration, the covenants, conditions, restrictions, Easements, and charges of this Declaration may be amended, changed, added to, derogated, or deleted at any time and from time to time, subject to the limitations imposed by Section 7.5 hereof below, upon the execution and recordation of an instrument executed by Owners of not less than ~~two-thirds (2/3)~~ a majority of the Lots shown on the recorded Plat of the Lots, except that no amendment or change shall be allowed by others, without the consent of the Developer, as long as the Developer owns at least one (1) Lot in the development. This provision shall apply unless prohibited by the provisions of Chapter 720, Florida Statutes from time to time in effect.

B. All defined terms shall be as stated in the Declaration of Covenants, Conditions, and Restrictions for The Hideaway, unless otherwise stated herein.

C. The remaining provisions of the Declaration of Covenants, Conditions and Restrictions for The Hideaway shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Association has caused this Amendment to be executed by its duly authorized officers and affixed its corporate seal as of this _____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

HIDEAWAY HOMEOWNERS
ASSOCIATION, INC., a Florida
non-profit corporation

Witness: _____

By: _____
Eric Wenzell, President

Print name: _____

Address: _____

Witness: _____

Print name: _____

Address: _____