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Prepared by and return to:  
E. Mark Breed III, Esq.  
E. Mark Breed III, P.A.  
325 North Commerce Avenue  
Sebring, FL 33870-3206



**FIRST AMENDMENT TO THE**  
**ADDENDUM TO BY-LAWS**  
**RULES, REGULATIONS & CLARIFICATIONS**

CORMORANT POINT HOMEOWNERS ASSOCIATION, INC., a not for profit Florida corporation, hereby amends its revived Addendum to By-Laws, Rules, Regulations & Clarifications, as recorded in Official Records Book 2761, Page 1065, of the Public Records of Highlands County, Florida, as follows:

ARTICLE III. 10., is hereby deleted in its entirety, and is no longer in effect.

ARTICLE V., is hereby amended to read as follows:

**V. FENCES AND LIGHTING**

1. No fences are allowed in Cormorant Point. An Architectural Form must be completed and submitted to the Board for approval for installing lattice around generators, air conditioners, and garbage cans. Lattice must also be painted Cormorant Point Greize 76A.
2. Exterior post lights shall be maintained in working order including photocell control. Post lighting fixture shall provide continuous illumination from sunset to sunrise.

ARTICLE X., is hereby amended to read as follows:

**X. AWNINGS & HURRICANE SHUTTERS**

1. Requests for Awnings/ Hurricane Shutters shall be submitted on the Architectural Changes Form prior to installation. Upon approval the awnings may be installed.
  - (a) Awnings manufactured by either Awnair or NuImage are acceptable for use at Cormorant Point. The awnings shall be adjustable slat aluminum, non-retractable. An awning's stripe is optional.
  - (b) Awning's color shall be a close match to masonry color (Cormorant Point Greize76A). The stripe shall be close in color to Cormorant Point Dark Brown.
  - (c) Awnings may be installed on the rear or sides of the Dwelling/Villa. Lot owner's discretion applies.
  - (d) Awnings shall not be installed on any Dwelling/Villa surface which faces a street. Retractable awnings are allowed with Board approval, but may not be on the front. The color must be Cormorant Point Greize 76A trimmed in Cormorant Point Dark Brown.

- (e) Exceptions may be made on the sides of homes on a corner lot with Board approval.
- 2. Hurricane Shutters must match the Cormorant Point dark brown trim color.
  - (a) Hurricane screening may be used as a form, fit and function equivalent for hurricane shutters. Such screening must be of a color consistent with the dwelling's exterior Cormorant Point Dark Brown trim and Greize 76A colored masonry walls.
  - (b) When Lot 50B is sold the hurricane shutters must be Cormorant Point Dark Brown color.

IN ALL OTHER RESPECTS, the revived Addendum to By-Laws, Rules, Regulations & Clarifications for Cormorant Point Homeowners Association, Inc. shall remain the same and are hereby ratified and confirmed.

Dated this 29 day of September, 2020.

CORMORANT POINT HOMEOWNERS ASSOCIATION, INC.

Heather Mikell  
 Witness Name: Heather Mikell

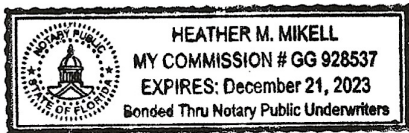
By: Nancy Beatty  
 NANCY BEATTY, President

E. Mark Breed III  
 Witness Name: E. MARK BREED III

ATTEST:  
Joyce Lawrence  
 JOYCE LAWRENCE, Secretary

STATE OF FLORIDA  
 COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 29 day of September, 2020, by NANCY BEATTY as President and JOYCE LAWRENCE as Secretary of CORMORANT POINT HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me () or have produced FL Drivers Licenses as identification.



Heather M. Mikell  
 NOTARY PUBLIC, State of Florida

My Commission Expires: