

PREPARED BY AND RETURN TO:  
Magnolia Lakes Development Co., Inc.  
1688 W. Hibiscus Blvd.  
Melbourne, FL 32901

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OR Book/Page: 4231 / 1131

**Sandy Crawford**  
Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 2 Serv: 0.00  
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HC

**EIGHTH AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
MAGNOLIA LAKES**

**THIS EIGHTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR MAGNOLIA LAKES**, (hereinafter referred to as the "Amendment") dated as the 2 day of October 2000, by **MAGNOLIA LAKES DEVELOPMENT CO., INC.** a Florida Corporation, hereinafter referred to as "Declarant" or as "Developer".

**WITNESSETH:**

**WHEREAS**, The Developer platted certain property into Magnolia Lakes Subdivision as described in Plat Book 43, Page(s) 60 and 61; and into Magnolia Lakes Phase 2A and Phase 2B, as recorded in Plat Book 44, Page(s) 41-42 and Plat Book 44, Page(s) 43-44, and into Magnolia Lakes Phase Three as recorded in Plat Book 45, Pages 39 and 40, all of the Public Records of Brevard County, Florida; and

**WHEREAS**, all such platted property was made subject to that certain Declaration of Covenants and Restrictions for Magnolia Lakes and recorded in Official Records Book 3743; Page 92; as amended by those certain Amendment to Declaration of Covenants and Restrictions as recorded in Official Records Book 3759, Page 1093; Official Record Book 3791, Page 1656; Official Records Book 3873, Page 3854; Official Records Book 3931, Page 2878; Official Records Book 4009, Page 3561; Official Records Book 4029, Page 3523, and Official Records Book 4115, Page 1592, all of the Public Records of Brevard County, Florida (hereinafter referred to as the "Declaration"); and

**WHEREAS**, pursuant to Article VIII, Section 2 of the Declaration, so long as Declarant owns one or more lots within the Subdivision, the Declarant may, in its sole discretion and without any notice to or vote by other Lot Owners, change, modify or amend any provision of this Declaration in whole or in part by executing a written instrument making such changes and having the same duly recorded in the Public Records of Brevard County, Florida.

**NOW THEREFORE**, in consideration of the premises, the Declarant does hereby amend the Declaration as follows:

1. Article III, Section 25. Antennae, Aerials and Satellite Dishes. is deleted in its entirety and replaced with the following language.

Section 25. Antennae; Aerials and Satellite Dishes. The Federal Communications Commission has published rules which govern the right of homeowners to receive programming from direct broadcast satellites (DBS), multi-channel, multi-point distribution (wireless cable) service (MMDS) and television broadcast stations (TVBS). The Association is prohibited from the following:

- (1) Restrictions that impair the installation, maintenance or use of antennae to receive video programming as well as satellite dishes which are less than thirty-nine (39) inches in diameter.

- (2) Restrictions that unreasonably delay or prevent, or unreasonably increase the cost of, the installation, maintenance or use of such antennae, or which preclude the reception of an acceptable quality signal.

The Association does have the right to regulate the above-described telecommunications equipment with respect to landscaping and safety. When possible, all exterior antennae or aerials shall be placed in the rear or side yard, in such a manner as to be as unobtrusive as possible. Any matter of safety will be handled on a case by case basis by the Association.

Any homeowner who wishes to install an antenna or a satellite dish should submit a sketch showing its location relative to the home to the Architectural Control Review Committee.

2. All other terms and conditions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the 2 day of October, 2000.

Signed, sealed and delivered in the presence of:

MAGNOLIA LAKES DEVELOPMENT COMPANY, INC., a Florida corporation

Bonnie L. Kennedy  
Witness

By: [Signature]  
ARTHUR F. EVANS, III, President

Bonnie L. Kennedy  
Print Witness Name

Judith A. DeVault  
Witness



Judith A. DeVault  
Print Witness Name

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STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared ARTHUR F. EVANS, III, as President of MAGNOLIA LAKES DEVELOPMENT COMPANY, INC. a Florida Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. The said person was not under oath.

WITNESS my hand and official seal this 2 day of October, 2000.

Bonnie L. Kennedy  
Notary

Bonnie L. Kennedy  
Print Notary Name

My Commission Expires

