

This Instrument Prepared by and Return to:

Robert L. Tankel, Esquire

Address:

Robert L. Tankel, P.A.
P.O. Box 1151
New Port Richey, FL 34656-1151

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**JOINDER IN AND CONSENT TO AMENDMENT TO RESTRICTIONS
MAGNOLIA VALLEY – SUBDIVISION - UNIT #1**

COMES NOW, the undersigned owner of the lot and at the address shown below and states as follows:

1. I/We are the owner(s) of the property shown below.
2. I/We desire to amend the Restrictions of Magnolia Valley – Subdivision - Unit #1, (“Restrictions”) recorded at Book 440 at Page 150 of the Official Records of Pasco County, Florida to add the following language thereto as Article 30 of said restrictions:
3. Magnolia Valley Civic Association, Inc.: All owners of Lots are subject to the Restrictions contained herein, all of which may be enforced by Magnolia Valley Civic Association, Inc. (“Association”). Membership in the Association shall be either voluntary or mandatory. Voluntary members may pay the dues on an annual basis as set from to time by the Board of Directors of the Association. Mandatory members shall consist of all owners of Lots subject to the Restrictions who execute this joiner on a Lot by Lot basis which will be recorded and agree that, by execution of the joiner, the owners of that lot and all future owners of the lot shall be mandatory dues paying members of the Association.

With regard to mandatory membership, the Board of Directors shall set an initial budget at the amount of Twenty-five dollars (\$25.00) per year per lot; voluntary membership shall be set at such amount as the Board mat determine. The Board shall set the dues for each year, in advance, and may not raise the amount due by no more than (10%) per year without the majority vote of the mandatory members present at a meeting called for that purpose. Delinquent dues shall bear interest at the rate of 15% per year, simple interest, beginning 60 days after due date. If the dues are not paid within 90 days of the due date, the Association may refer collection of dues to legal counsel. In the event that a mandatory member fails to pay dues upon demand, and legal action is required in order to enforce the provisions of this paragraph, the prevailing party in the action will be entitled to recover attorney fees and cost. Any judgment obtained as the result of non payment of dues shall relate back to the recording of this joiner.

IN WITNESS WHEREOF, the owner(s) of the lot listed below and at the address below have agreed to the provisions hereof and have agreed to be bound thereby. This shall be a covenant running with the land, encumbering the property in favor of the undersigned and Magnolia Valley Civic Association, Inc.

Under penalties of perjury, I/We declare that I/We have read the foregoing document and that the facts stated in it are true.

WITNESSES:

Owner(s) of Lot _____

Signature of Witness #1

Address: _____

Typed/Printed Name of Witness#1

Owner

Signature of Witness #2

Owner

Typed/Printed Name of Witness#2