

Prepared by:
Vizcaya Homeowners Association
Inc. of Escambia County
P.O. Box 3182
Pensacola, Florida 32516

“ADDITION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VIZCAYA SUBDIVISION”. Recorded in O.R. Book 5466, Page(s) 1452-1459

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS Clarification and Addition to document titled DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VIZCAYA SUBDIVISION is made this 25 day of October, 2022, by Vizcaya Homeowners Association Inc. of Escambia County.

WITNESSETH

WHEREAS, the plat for Vizcaya Subdivision was recorded in Plat Book 17, Page 91, on August 2, 2004, at 2:14 p.m. (Clerk’s instrument # 2004-269516) in the Public Records of Escambia County, Florida (VIZCAYA COUNTY PLAT).

WHEREAS, a document titled DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VIZCAYA SUBDIVISION was recorded in Official Record Book 5466, Pages 1452- 1459, on August 2, 2004, at 2:14 p.m. (Clerk’s instrument #2004-4269517) in the Public Records of Escambia County, Florida (VIZCAYA CCRs)

All lots shall be used and occupied solely for single family residential purposes and shall not be used for commercial, trade, Air Bed and Breakfast (Air BnB), public, amusement, public entertainment, business purposes, or any kind of character, other than a home office, provided however, that in no event shall any such permitted home office be one where clients, customers, sales persons, or others would routinely visit.

In addition, No Owner, Agent, or representative shall rent or lease all or any portion of a lot, or the improvements (house, garage, etc.) located thereon, for a term of less than six months and may prohibit the rental of a parcel for more than three times in a calendar year, and such additions shall apply to all parcel owners. However, owners may allow bona fide relatives (Children, Mother, Father, Brother, Sister, Grand Parents) to occupy the property for periods of time less than six months. An Owner may rent or lease all (but not less than all) of a lot and the improvements located thereon as a single-family unit for a minimum period of six months: provided however, the Owner/Owner’s Agent shall provide the Association at least five (5) days’ notice of the Agents Name, telephone number, and email address, or the name, address, and telephone number of the tenant.

THIS ADDITION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VIZCAYA SUBDIVISION shall run with and bind the land for a term of twenty (20) years from the date this declaration is recorded, after which the ADDITION shall be extended automatically for successive periods of 10 (10) years.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Covenants, Conditions, and Restrictions for the properties the 25 day of October, 2022.

Signed, sealed, and delivered
In the presence of:

DECLARANT:
VIZCAYA HOME OWNERS ASSOCIATION,
INC. OF ESCAMBIA COUNTY

Rachel Wrey

By: Cameron M. Hebert
Cameron M. Hebert
Its: President

WITNESS:
Printed Name: Rachel Wrey

Kiona McCreary
WITNESS:
Printed Name: Kiona McCreary

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me October, 25, 2022, by Cameron M. Hebert who provided Florida Drivers License as identification and who did/did not take an oath.

My Commission Expires: 10-21-2023
(Seal)

Theresa Taylor
Notary Public
Serial Number 66 924645

Theresa Taylor
Notary Public, State of Florida
Comm. No. # GG924645
Expires 10/21/2023



EXHIBIT "A"

Vizcaya

LEGAL DESCRIPTION:

THE WEST 400 FEET OF THE EAST 2000 FEET OF LOT 2, LYING NORTH OF GULF BEACH HIGHWAY, IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. CONTAINING 11.68 ACRES, MORE OR LESS.