

**SECOND AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
OF
CHELSEA OAKS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA OAKS is made this ~~26th~~ day of June, 2007, by Highland Cassidy, LLC, a Florida Limited Liability Corporation whose address is 250 Avenue K, S.W., Winter Haven, Florida 33880 ("Declarant").

HIGHLAND CASSIDY, LLC, a Florida limited liability company, hereinafter called Declarant, is the Developer of a certain tract of real property located in Polk County, Florida, known by official plat designation as CHELSEA OAKS, pursuant to map or plat thereof recorded in Plat Book 134, Page 46, public records of Polk County, Florida. Declarant is the owner in fee simple of greater than ten percent (10%) of the lots in all phases of CHELSEA OAKS.

Pursuant to Article XV, Section 3, of the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, Declarant hereby makes the following Amendment to the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, as previously recorded in O.R. Book 6942, pages 980-1027, inclusive, and amended by the FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, as previously recorded in O.R. Book 7329, pages 1848-1855, inclusive specifying that the Declarations and this Amendment thereto shall constitute a covenant running with the land, and that this Amendment shall be binding upon the undersigned. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the real property.

1. 7. Article VIII, Section 1(K) is hereby deleted and replaced with the following:

K. Animals. No horses, cattle, swine, goats, poultry, fowl, or any other animals not commonly considered household pets shall be kept on any Lot or within any Dwelling, or any portion of the Property. Under no circumstances shall any commercial or business enterprises involving the use, care or treatment of animals be conducted on any Lot or within any Dwelling, or any portion of the Property without the express prior written consent of the Board. All pets must be less than 45 lbs

Second Amendment to Amended and Restated Declaration of Covenants,
Conditions, and Restrictions of Chelsea Oaks
Page 1 of 2

RE
STRAUGHN TURNER & SMITH PA
P O BOX 2295
255 MAGNOLIA AVE SW
WINTER HAVEN, FL 33883-2295

INSTR # 2007142674
BK 07349 PGS 2170-2171 PG(S)2
RECORDED 07/05/2007 01:38:26 PM


RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 18.50
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when full grown, must be registered with the Association if a mechanism for registration is established by the Association, must not create a nuisance (as determined by the Association) for other Owners and must be kept on a leash when not on the pet owner's Lot. No pet shall be allowed to roam unattended. The Association may, from time to time, publish and impose other reasonable regulations setting forth the type and number of animals that may be kept on the Properties. There shall be a limit of three (3) household pets per Lot, excluding birds and fish. Owners shall be responsible to clean up all pet waste on the Properties. An animal in violation of this paragraph must be permanently removed from the Property within fifteen (15) days after written notice from the Association.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand, by its duly authorized managing member, this 20th day of June, 2007.

HIGHLAND CASSIDY, LLC

By:


Albert B. Cassidy, as President of
CASSIDY PROPERTIES, INC.,
Managing Member

STATE OF FLORIDA
COUNTY OF POLK

The foregoing FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS was acknowledged before me by Albert B. Cassidy as President of CASSIDY PROPERTIES, INC., managing member, this 28th day of June, 2007.




NOTARY PUBLIC

Second Amendment to Amended and Restated Declaration of Covenants,
Conditions, and Restrictions of Chelsea Oaks
Page 2 of 2