

PARKWOOD
SECOND AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT ZONING AGREEMENT

THIS AGREEMENT, made and entered into on this ____ day of _____, 2019, by and between PARKWOOD PROPERTY OWNER’S ASSOCIATION, INC., a Florida not-for-profit corporation, (hereinafter the “Association”) and MARTIN COUNTY, a political subdivision of the State of Florida (hereinafter the “County”).

WITNESSETH:

WHEREAS, after appropriate notice, public hearing and approval, Gombas Development, Inc., a Florida Corporation, and Martin County, on or about the 14th day of February 1984, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida known as “Parkwood PUD”, which agreement is recorded in official records Book 597, beginning at Page 2471 of the Public Records of Martin County, Florida, which Agreement, as amended from time to time, is hereinafter referred to as the “PARKWOOD PUD AGREEMENT”; and

WHEREAS, the developer of Parkwood PUD subsequently created the Association to fulfill continuing responsibilities for matters of common interest within Parkwood, including some of those conditions identified in the PARKWOOD PUD AGREEMENT; and

WHEREAS, the Association wishes to amend one of the conditions of the PARKWOOD PUD AGREEMENT.

NOW, THEREFORE, it is agreed between the parties that:

1. Condition 6 of Exhibit “F”, Conditions and Requirements of the PARKWOOD PUD AGREEMENT is amended to read as follows:

6. All buildings and structures shall conform with the following height, site area and setback requirements:

All lots shall be single family lots.

Site Area: 6,000 square feet of larger.

Height: 2 stories or 25 feet.

Setbacks: Side: 0 and 10 feet.
Zero lot lines must be contiguous to zero lot lines and 10 foot setbacks contiguous to 10 foot setbacks.

Rear: 15 feet.
Front: 20 feet.
Frontage: 60 foot minimum at building line front.

2. This amendment is consistent with the Martin County Comprehensive Plan.

3. All the terms and conditions of the PARKWOOD P.U.D. AGREEMENT which are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

4. This Second Amendment to the PARKWOOD PUD AGREEMENT hereby supersedes any development order requirements in conflict with revised Condition 6.

IN WITNESS THEREOF, the parties have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date on which this amendment was approved by the Board of County Commissioners.

Witness:

PARKWOOD OF PALM CITY
PROPERTY OWNER'S ASSOCIATION, INC.,
a not-for-profit corporation

Print Name: _____

By: _____

Witness:

Print Name: _____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by _____ as _____ of the PARKWOOD PROPERTY OWNER'S ASSOCIATION, INC., a not-for-profit corporation. _____ is personally known to me or has produced _____ as identification.

(NOTARIAL SEAL)

NOTARY PUBLIC

My Commission Expires _____

Attest:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

—

Carolyn Timmann,
Clerk of the Circuit Court and Comptroller

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Krista A. Storey
Senior Assistant County Attorney