

PREPARED BY AND TO BE RETURNED TO:  
Robert S. Freedman  
Carlton Fields, P.A.  
4221 W. Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607  
(813) 223-7000

Space above reserved for Clerk's office

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR ANABELLE ISLAND**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR ANABELLE ISLAND** ("Amendment") is made by KB Home Jacksonville LLC, a Delaware limited liability company authorized to do business in Florida ("KB").

**WITNESSETH:**

**WHEREAS**, the Declaration of Covenants and Restrictions for Anabelle Island was recorded on July 30, 2021, in Official Records Book 4489, Page 526, public records of Clay County, Florida, as has been or may have been amended and supplemented from time to time (collectively, "Declaration"); and

**WHEREAS**, KB is the Declarant under the Declaration; and

**WHEREAS**, pursuant to Section 15.2.1 of the Declaration, Declarant has the right to amend the Declaration without the approval or joinder of any other party at any time prior to the date on which Declarant shall have conveyed 90% of the Lots on the Property; and

**WHEREAS** KB has not conveyed 90% of the Lots on the Property as of the effective date hereof; and

**WHEREAS**, KB now desires to undertake certain amendments to the Declaration, as more particularly described hereinafter;

**NOW, THEREFORE**, KB, based upon its exercise of Declarant rights, hereby states as follows:

1. The foregoing recitals are true and correct and are deemed incorporated herein as if fully stated hereinafter.

2. Exhibit A to the Declaration as originally recorded is hereby deleted in its entirety and is replaced and superseded by that certain Exhibit A attached to this Amendment. Hereinafter, any and all references in the Declaration to Exhibit A shall mean and refer to Exhibit A attached to this Amendment, as may be amended in the future from time to time.

3. Except as modified by this Amendment, the Declaration remains valid and in full force and effect. In the event of a conflict between the provisions of this Amendment and the provisions of the Declaration prior to the effective date hereof, the provisions of this Amendment shall control.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

PREPARED BY AND TO BE RETURNED TO:  
Robert S. Freedman  
Carlton Fields, P.A.  
4221 W. Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607  
(813) 223-7000

Space above reserved for Clerk's office

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR ANABELLE ISLAND**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR ANABELLE ISLAND** ("Amendment") is made by KB Home Jacksonville LLC, a Delaware limited liability company authorized to do business in Florida ("KB").

**WITNESSETH:**

**WHEREAS**, the Declaration of Covenants and Restrictions for Anabelle Island was recorded on July 30, 2021, in Official Records Book 4489, Page 526, public records of Clay County, Florida, as has been or may have been amended and supplemented from time to time (collectively, "Declaration"); and

**WHEREAS**, KB is the Declarant under the Declaration; and

**WHEREAS**, pursuant to Section 15.2.1 of the Declaration, Declarant has the right to amend the Declaration without the approval or joinder of any other party at any time prior to the date on which Declarant shall have conveyed 90% of the Lots on the Property; and

**WHEREAS** KB has not conveyed 90% of the Lots on the Property as of the effective date hereof; and

**WHEREAS**, KB now desires to undertake certain amendments to the Declaration, as more particularly described hereinafter;

**NOW, THEREFORE**, KB, based upon its exercise of Declarant rights, hereby states as follows:

1. The foregoing recitals are true and correct and are deemed incorporated herein as if fully stated hereinafter.

2. Exhibit A to the Declaration as originally recorded is hereby deleted in its entirety and is replaced and superseded by that certain Exhibit A attached to this Amendment. Hereinafter, any and all references in the Declaration to Exhibit A shall mean and refer to Exhibit A attached to this Amendment, as may be amended in the future from time to time.

3. Except as modified by this Amendment, the Declaration remains valid and in full force and effect. In the event of a conflict between the provisions of this Amendment and the provisions of the Declaration prior to the effective date hereof, the provisions of this Amendment shall control.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, KB has caused this Amendment to be executed by its authorized representative and affixed its corporate seal as of this 5 day of October, 2021.

WITNESSES:

KB HOME JACKSONVILLE LLC  
a Delaware limited liability company

[Signature]  
Print Name: Jim Fiedler

[Signature]  
Print Name: Ray Richard Jr

By: [Signature]  
Todd Holder, Division President

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 5th day of October, 2021, by Todd Holder, as Division President of KB Home Jacksonville LLC, a Delaware limited liability company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

My Commission Expires:

[Signature]  
(Signature)

Name: Lisa Bianchi  
(Legibly Printed)

Notary Public, State of Florida

\_\_\_\_\_  
(Commission Number, if any)



Lisa Bianchi  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG261619  
Expires 12/14/2022

Exhibit A

The land referred to herein below is situated in the County of Clay, State of Florida, and described as follows:

A PORTION OF BLOCKS 2, 3, 15, 16 AND 19, FLORIDA FARMERS LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF ALL PLATTED ROADS LYING BETWEEN OR ADJACENT TO THE AFORESAID BLOCKS (SAID PORTION OF PLATTED ROADS VACATED AND ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 1633, PAGE 1483, OF SAID PUBLIC RECORDS), AND A PORTION OF THE MOSES E. LEVY GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 9, SAID BLOCK 19, FLORIDA FARMERS LAND COMPANY'S SUBDIVISION, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C- 739-B, ALSO KNOWN AS SANDRIDGE ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2603); THENCE NORTH 66°33'29" EAST, ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-739-B, A DISTANCE OF 190.65 FEET; THENCE NORTH 66°19'49" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 538.26 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4312, PAGE 1830 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 42°25'05" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTHWESTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3891, PAGE 1670, OFFICIAL RECORDS BOOK 1693, PAGE 960 AND OFFICIAL RECORDS BOOK 4026, PAGE 355, ALL BEING OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2553.84 FEET; THENCE NORTH 47°38'56" EAST, ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4026, PAGE 355, A DISTANCE OF 660.24 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 732, PAGE 198 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 47°37'20" EAST, ALONG LAST SAID LINE, 607.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602); THENCE NORTH 42°41'41" WEST, ALONG LAST SAID LINE, 153.79 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2349, PAGE 1675 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°18'44" WEST, ALONG LAST SAID LINE, 345.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LANDS; THENCE NORTH 42°41'16" WEST, ALONG LAST SAID LINE, 378.78 FEET TO THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 2349, PAGE 1675; THENCE NORTH 47°18'44" EAST, ALONG LAST SAID LINE, 344.95 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-209; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°41'41" WEST, 983.05 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2251.83 FEET, AN ARC DISTANCE OF 1076.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°23'23" WEST, 1066.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.3: NORTH 70°05'05" WEST 516.00 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2171, PAGE 1730 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°47'36" WEST, ALONG LAST SAID LINE, 1189.26 FEET; THENCE SOUTH 42°12'24" EAST, 120.06 FEET; THENCE SOUTH 09°08'00" WEST, 96.05 FEET; THENCE SOUTH 47°47'36" WEST, 80.00 FEET; THENCE SOUTH 42°12'24" EAST, 130.00 FEET; THENCE SOUTH 49°53'12" WEST, 60.04 FEET; THENCE SOUTH 42°12'24" EAST, 122.40 FEET; THENCE SOUTH 16°36'35" EAST, 64.78 FEET; THENCE SOUTH 36°01'07" EAST, 138.50 FEET; THENCE SOUTH 58°26'04" WEST, 95.24 FEET; THENCE SOUTH 38°14'29" WEST, 74.40 FEET TO THE ARC OF A CURVE LEADING WESTERLY;