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5 MIN. RETURN

Prepared by and return to:  
John B. Moss, Esquire  
Head, Moss, Fulton & Noble, P.A.  
1530 Business Center Dr., Ste. 4  
Orange Park, Florida 32003

**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR HICKORY KNOLLS ESTATES**

This is an amendment to the certain Declaration of Covenants, Conditions, Restrictions and Easements for Hickory Knolls Estates, (hereinafter referred to as the Amendment).

**RECITALS:**

- A. Developer has recorded the Declaration of Covenants, Conditions, Restrictions and Easements for Hickory Knolls Estates and the Declaration affects the property known as Hickory Knolls Estates recorded in Plat Book 41, pages 11 through 15 inclusive of the public records of Clay County, Florida.
- B. Said Declarations are recorded in Official Records Book 2208, page 0509 and Amendment thereto recorded in Official Records Book 2237, page 0775 of the public records of Clay County, Florida.
- C. Developer reserved the right within those Declarations of Covenants, Conditions, Restrictions and Easements for Hickory Knolls Estates to amend the Declaration of Covenants, Conditions, Restrictions and Easements for Hickory Knolls Estates.

**DECLARATION**

NOW THEREFORE, Developer amends the Declaration of Covenants, Conditions, Restrictions, and Easements for Hickory Knolls Estates, and as amended, as follows:

Add:

Article XIV. Pursuant to Developers reserved rights in the above referenced Declaration, the Developer adds the following property to the lien, operation, encumbrance, burden and effect of the above referenced Declaration, as described on Exhibit "A" attached hereto.

Signed, sealed and delivered  
in the presence of:

Developer:

Clay County Development Company,  
Inc., a Florida corporation

Sign: \_\_\_\_\_  
Print: John B. Moss

By: \_\_\_\_\_  
L. John Wright, President

Sign: Regina Wiltse  
Print: Regina Wiltse

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 16<sup>th</sup> day of  
October, 2006, by L. John Wright, President of Clay County Development Company, Inc., a  
Florida corporation, on behalf of the corporation, who is personally known to me or who  
produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_

(Seal)

 **John B. Moss**  
Commission # DD376858  
Expires January 28, 2009  
Bonded Troy Fein - Insurance, Inc. 800-385-7019

## EXHIBIT "A"

All of Lots 81, 82, 83, 84, a portion of Lot 85, and a portion of Tract "C", Hickory Knolls Estates, according to map recorded in Plat Book 41, pages 11, 12, 13, 14 and 15 of the public records of Clay County, Florida; together with a parcel of land situated in a subdivision of the Thomas Travers Grant, Section 39, Township 5 South, Range 26 East, and Section 37, Township 6 South, Range 26 East, Clay County, Florida, according to map recorded in the public records of said county in Deed Book "1", pages 624 and 625; all being more particularly described as follows:

Begin at the most easterly corner of aforesaid Tract "C", Hickory Knolls Estates; thence South 77 degrees 22 minutes 45 seconds West, 42.50 feet; thence South 19 degrees 29 minutes 27 seconds West, 76.93 feet; thence South 33 degrees 55 minutes 14 seconds West, 34.26 feet; thence South 23 degrees 44 minutes 14 seconds East, 17.05 feet to the easterly line of said Tract "C", Hickory Knolls Estates; thence on last said line, run the following two courses: (1) South 42 degrees 32 minutes 34 seconds West, 35.64 feet; (2) South 20 degrees 07 minutes 39 seconds West, 48.16 feet to the northwest corner of Lot 80, said Hickory Knolls Estates; thence on the northerly line of said Lot 80, run the following two courses: (1) South 64 degrees 52 minutes 21 seconds East, 124.97 feet; (2) South 71 degrees 53 minutes 34 seconds East, 70.82 feet to the westerly line of Majestic Oaks Lane, a 50 foot wide right-of-way; thence North 72 degrees 50 minutes 44 seconds East, 57.31 feet to the easterly line of said Majestic Oaks Lane; thence North 12 degrees 06 minutes 26 seconds East, 80.53 feet; thence on the arc of a curve concave westerly and having a radius of 50.00 feet, an arc length of 50.56 feet, said arc being subtended by a chord bearing and distance of North 16 degrees 51 minutes 48 seconds West, 48.44 feet; thence on the arc of a curve concave southeasterly and having a radius of 215.00 feet, an arc length of 172.24 feet, said arc being subtended by a chord bearing and distance of North 25 degrees 03 minutes 17 seconds East, 167.67 feet; thence on the arc of a curve concave northwesterly and having a radius of 168.00 feet, an arc length of 10.65 feet to the northerly line of aforesaid Lot 85, Hickory Knolls Estates, said arc being subtended by a chord bearing and distance of North 46 degrees 11 minutes 16 seconds East, 10.65 feet; thence on last said line and on the northerly line of Shady Oak Lane, according to Official records Book 71, page 422 of aforesaid public records, run South 88 degrees 24 minutes 59 seconds East, 174.76 feet; thence North 10 degrees 06 minutes 42 seconds West, 605 feet, more or less, to the waters edge of Clay Branch; thence run westerly and up said waters edge, 540 feet, more or less, to a point that bears North 10 degrees 06 minutes 42 seconds West, 924 feet, more or less, from the Point of Beginning; thence run South 10 degrees 06 minutes 42 seconds East, 924 feet, more or less, to the Point of Beginning.

Containing 7.2 acres, more or less, in area.