

9.20  
1.50

O. P. BRANCH

*Rd R.*

CMI  
2575 CR #220, Suite 107  
Middleburg, FL 32068

Amendment # 1  
to  
Covenants & Restrictions  
Unit 2  
of  
Oak Creek Subdivision

EX 13761358

KNOW ALL MEN BY THESE PRESENTS:

17 FLEMING ISLAND CORPORATION, A FLORIDA CORPORATION  
HEREINAFTER CALLED "DEVELOPER", IS THE OWNER OF ALL LOTS  
LOCATED IN OAK CREEK, UNIT TWO, ACCORDING TO THE PLAT  
THEREOF IN PLAT BOOK 24, PAGES 23, 24, & 25 OF THE  
PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE BENEFIT  
OF ITSELF AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER IT,  
THE DEVELOPER DOES HEREBY AMEND THE COVENANTS AND  
RESTRICTIONS AS RECORDED IN BOOK 1375 PAGE 0453 THROUGH 0465  
OF CLAY COUNTY AS FOLLOWS:

AS READS - PAGE 6 - ARTICLE VI - PARAGRAPH 6.2

6.2 FURTHER SUBDIVISION. DEVELOPER RESERVES THE  
RIGHT TO RE-SUBDIVIDE THE LOTS PROVIDED, HOWEVER, NO  
RESIDENCE SHALL BE ERECTED UPON OR ALLOWED TO OCCUPY SUCH RE-  
SUBDIVIDED LOT IF THE SAME HAS AN AREA LESS THAN THAT WHICH  
IS REQUIRED BY THE ZONING ORDINANCE FOR THE CITY OF  
JACKSONVILLE, FLORIDA. IN THE EVENT OF SUCH RE-SUBDIVISION  
ALL PROVISIONS HEREOF SHALL APPLY TO EACH SUCH RE-SUBDIVIDED  
LOT AS IF EACH RE-SUBDIVIDED LOT HAD BEEN A LOT AS SHOWN ON  
THE PLAT. DEVELOPER MAY REPLAT ANY PORTION OF THE PROPERTY  
FOR ANY PURPOSE INCLUDING WITHOUT LIMITATION THE CONVERSION  
OF LOTS INTO ROADS AND EASEMENTS; PROVIDED HOWEVER, THAT THE  
PROVISIONS OF THIS DECLARATION SHALL APPLY TO THE REPLATED  
PROPERTY, EACH LOT AS SHOWN ON THE REPLAT BEING DEEMED A LOT.

AS CORRECTED - PAGE 6 - ARTICLE VI - PARAGRAPH 6.2

6.2 FURTHER SUBDIVISION. DEVELOPER RESERVES THE  
RIGHT TO RE-SUBDIVIDE THE LOTS PROVIDED, HOWEVER, NO

9.20  
1.50

O. P. BRANCH

*Rd R.*

CMI  
2575 CR #220, Suite 107  
Middleburg, FL 32068

EX 13761358

Amendment # 1  
to  
Covenants & Restrictions  
Unit 2  
of  
Oak Creek Subdivision

KNOW ALL MEN BY THESE PRESENTS:

17 FLEMING ISLAND CORPORATION, A FLORIDA CORPORATION  
HEREINAFTER CALLED "DEVELOPER", IS THE OWNER OF ALL LOTS  
LOCATED IN OAK CREEK, UNIT TWO, ACCORDING TO THE PLAT  
THEREOF IN PLAT BOOK 24, PAGES 23, 24, & 25 OF THE  
PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE BENEFIT  
OF ITSELF AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER IT,  
THE DEVELOPER DOES HEREBY AMEND THE COVENANTS AND  
RESTRICTIONS AS RECORDED IN BOOK 1375 PAGE 0453 THROUGH 0465  
OF CLAY COUNTY AS FOLLOWS:

AS READS - PAGE 6 - ARTICLE VI - PARAGRAPH 6.2

6.2 FURTHER SUBDIVISION. DEVELOPER RESERVES THE  
RIGHT TO RE-SUBDIVIDE THE LOTS PROVIDED, HOWEVER, NO  
RESIDENCE SHALL BE ERECTED UPON OR ALLOWED TO OCCUPY SUCH RE-  
SUBDIVIDED LOT IF THE SAME HAS AN AREA LESS THAN THAT WHICH  
IS REQUIRED BY THE ZONING ORDINANCE FOR THE CITY OF  
JACKSONVILLE, FLORIDA. IN THE EVENT OF SUCH RE-SUBDIVISION  
ALL PROVISIONS HEREOF SHALL APPLY TO EACH SUCH RE-SUBDIVIDED  
LOT AS IF EACH RE-SUBDIVIDED LOT HAD BEEN A LOT AS SHOWN ON  
THE PLAT. DEVELOPER MAY REPLAT ANY PORTION OF THE PROPERTY  
FOR ANY PURPOSE INCLUDING WITHOUT LIMITATION THE CONVERSION  
OF LOTS INTO ROADS AND EASEMENTS; PROVIDED HOWEVER, THAT THE  
PROVISIONS OF THIS DECLARATION SHALL APPLY TO THE REPLATED  
PROPERTY, EACH LOT AS SHOWN ON THE REPLAT BEING DEEMED A LOT.

AS CORRECTED - PAGE 6 - ARTICLE VI - PARAGRAPH 6.2

6.2 FURTHER SUBDIVISION. DEVELOPER RESERVES THE  
RIGHT TO RE-SUBDIVIDE THE LOTS PROVIDED, HOWEVER, NO