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Prepared by & ~~Return to:~~
Ronald J. Leinwohl
Oakwood Plantation, Inc.
1548 The Greens Way, Suite 3
Jacksonville Beach, FL 32250

5 MIN. RETURN

Book: 2360
Page: 2060
Rec: 04/21/2004
12:11 PM
File# 200433985
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$10.50

**FIRST AMENDMENT
TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
OAKWOOD PLANTATION**

The First Amendment to Declaration of Covenants and Restrictions for Oakwood Plantation is made effective April 1, 2004 by Oakwood Plantation, Inc. a Florida corporation.

RECITALS:

- A. The Declaration of Covenants and Restrictions for Oakwood Plantation is recorded in Official Book 2299, pages 1462 through 1512, of the current public records of Clay County, Florida (the "Declaration").
- B. Pursuant to Section 13.5 of the Declaration, the Declaration may be unilaterally amended by the Developer without consent and joinder of any other party in any manner which does not materially and adversely affect the value of any lot or other building parcel located within the property.
- C. The Developer desires to amend the Declaration as more particularly set forth hereafter, and such Amendment shall not materially and adversely affect the value of any lot or other building parcel located within the Property. Further, as of the date hereof, neither HUD nor VA have guaranteed any loans secured by any Lot within the Property.

NOW THEREFORE, the Developer hereby amends the Declaration as follows:

1. The Developer confirms that the above stated recitals are true and correct. All defined terms contained in this First Amendment shall have the same meaning as such terms are defined in the Declaration.
2. Section 10.5 is hereby amended in its entirety to read as follows:

Section 10.5 **Construction Materials.** All houses shall be constructed of either brick, stucco or masonry lap siding (such as hardiboard or hardiplank) on all elevations. If masonry lap siding is used, the house shall have brick or

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