

Amendment to Covenant & Restrictions Document

State of Florida

County of Clay

Before Me, the undersigned authority, personally appeared Gerald K Habeck, in his authority as President of the Oakwood Plantation Homeowners Association, who, as elected by the Home Owners Association, is the representation for

Oakwood Plantation Homeowners Association Inc.

Post Office Box 8180

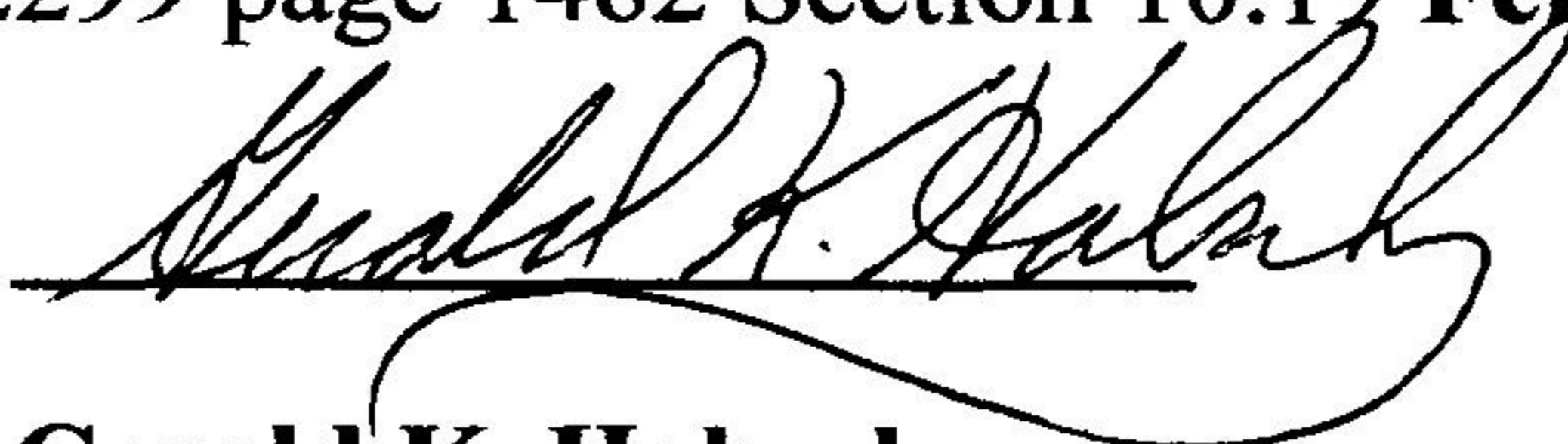
Fleming Island, FL 32006

Phone (904-514-5906)

And that pursuant to the terms, conditions and covenants of the association requests changes to the current Covenant and Restrictions as recorded in the Official Record Book 2199 pages 1462 – 1512.

The requested changes are to: Book 2299 Page 1479 Section 10.6 **Landscapes**

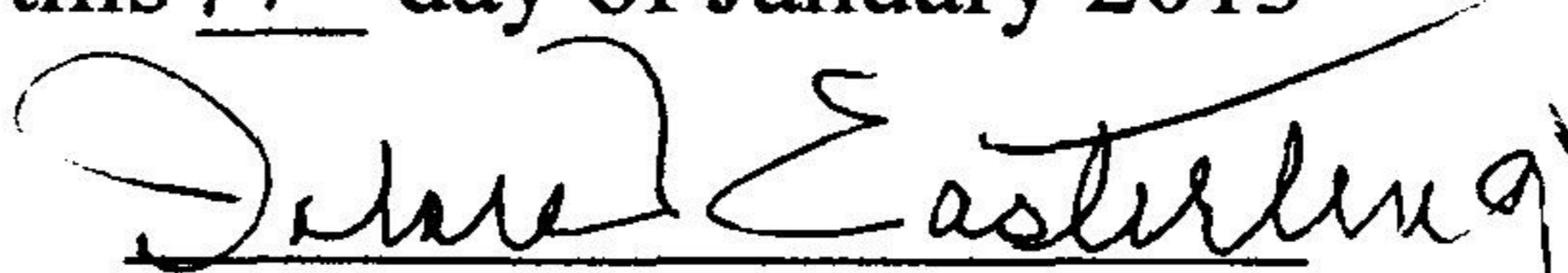
Book 2299 page 1482 Section 10.19 **Fences**



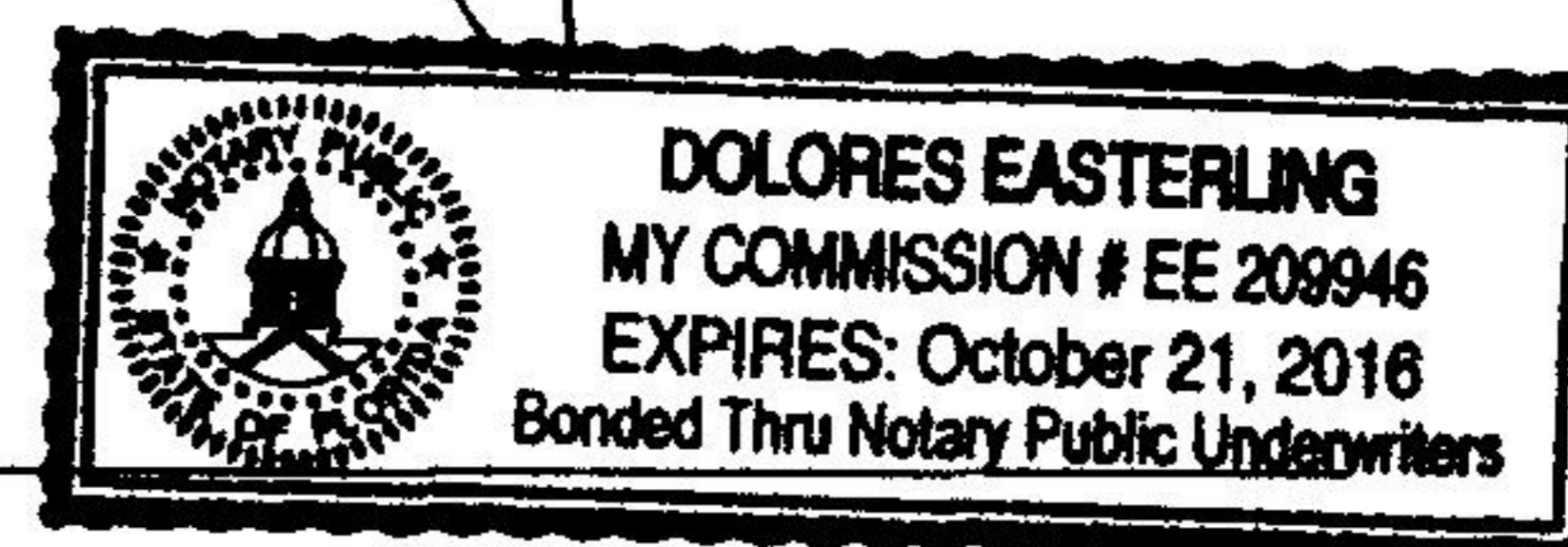
Gerald K. Habeck

President Oakwood Plantation Homeowners
Association Inc.

Sworn to and subscribed before me this 17th day of January 2013



Notary Public



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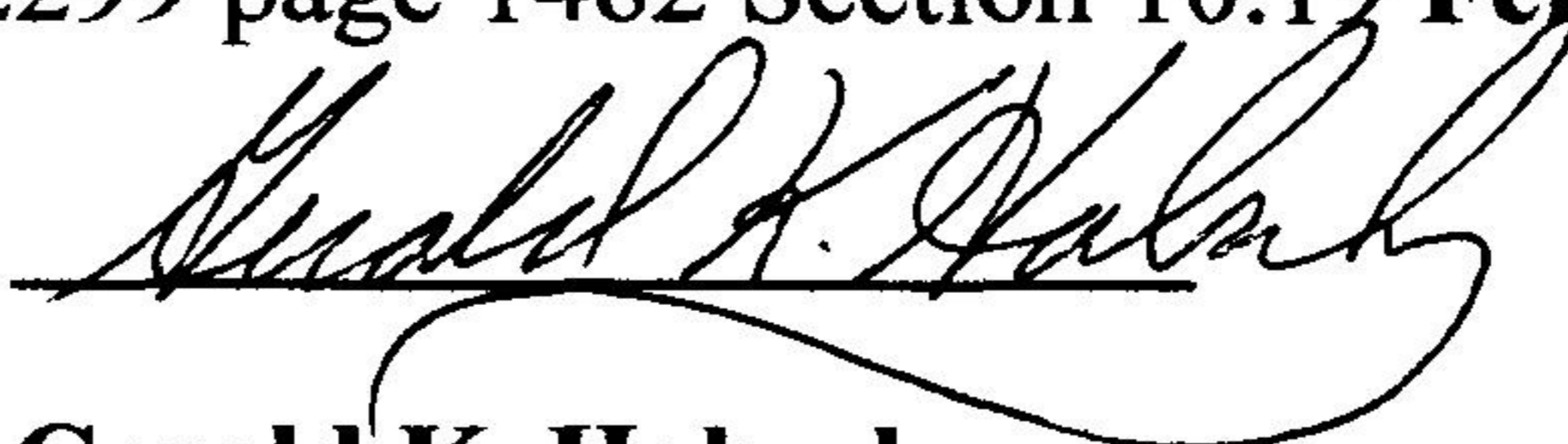
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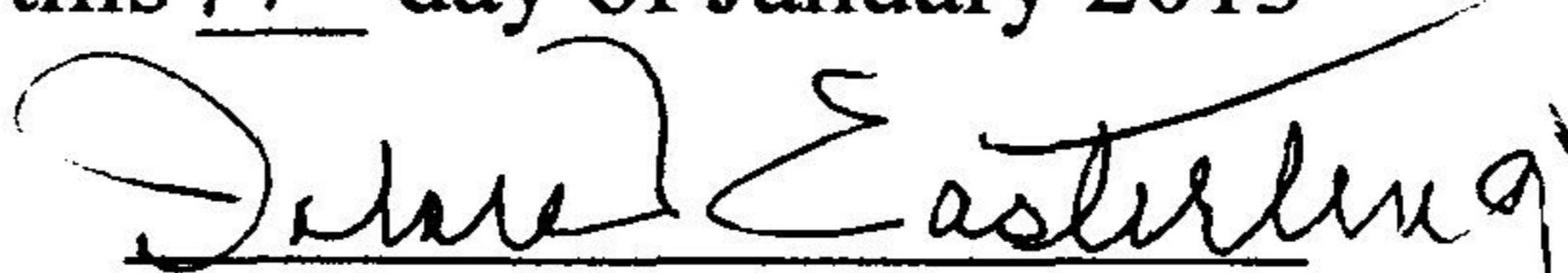
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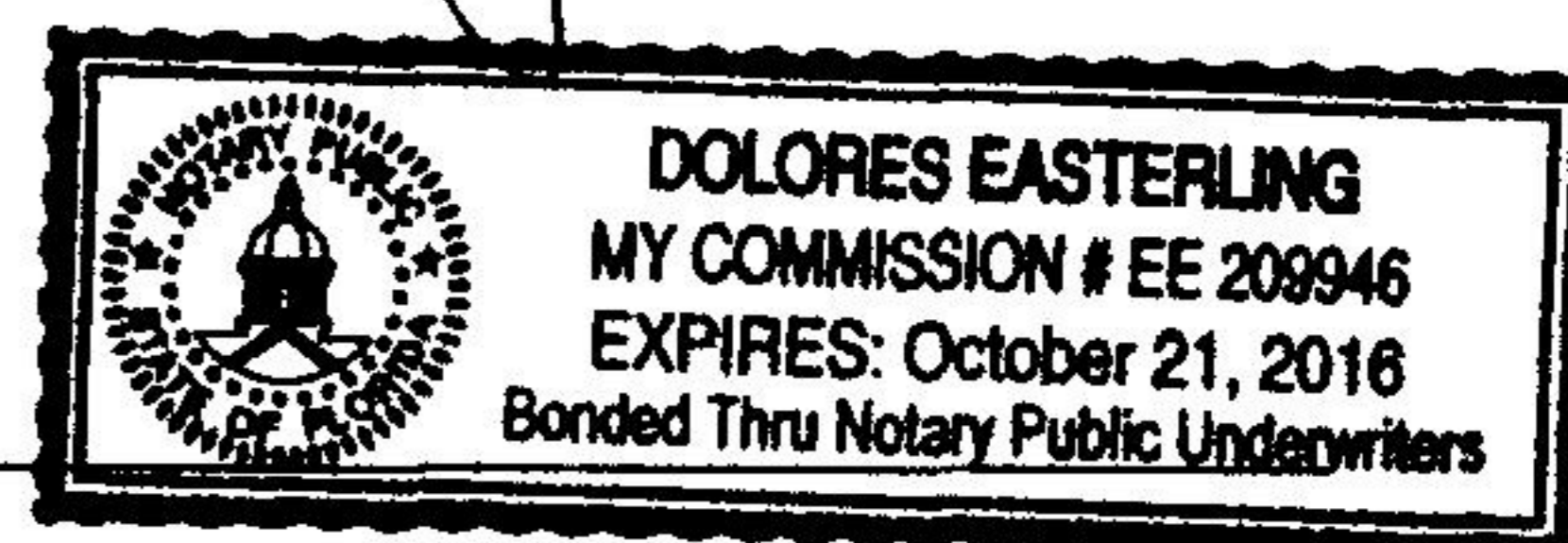
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Section 10.5 Construction Materials. All houses shall be constructed of either brick or stucco on all elevations. The side and rear elevations must match the front in material and color. Exterior colors shall be conservative with complementing trim. Masonry lap siding may be used in limited areas for architectural accents. Duplicate front elevations shall not be permitted within two (2) houses to either side or across the street. Variations in architectural elements should be utilized to promote uniqueness to each structure. The roof shall be built with a minimum 7/12 pitch. Roofing materials must consist of architectural grade shingles having a minimum life expectancy of twenty-five (25) years. All houses shall have at least one room and a covered front entry at a ten (10) foot plate height.

Section 10.6 Landscaping. All areas of lots not otherwise covered or landscaped must be sodded to the paved roadway with St. Augustine or Centipede Grass. Lake front lots must be sodded to the water's edge. Each lot must be landscaped with a minimum of twenty four (24) three gallon shrubs and twenty four (24) one gallon shrubs and three (3) hardwood type trees (additional trees may be required by the Clay County Tree Ordinance). Lots shall be irrigated by an underground irrigation system covering all grassed and landscaped areas. Private wells will be allowed for irrigation purposes, when approved by appropriate government agencies. These wells must be constructed to a depth that the water will not stain sidewalks, driveways or buildings in any way. Natural vegetation areas will not be required to be irrigated.

10.6.1 Maximum utilization of existing trees and shrubs and natural landscaping techniques shall be encouraged. All Lots and appurtenant Limited Common Areas that are not landscaped or left in a natural wooded state shall be grassed to the paved roadway and/or lake's edge where such Lot abuts a roadway and/or lake.

10.6.2 Subsequent to approval by the Developer of landscaping plans submitted pursuant to Section 10.6.1 above, the Owner shall be obligated to complete the landscaping of his Lot and Limited Common Area in accordance with such plans and Section 10.6.1 above, within thirty (30) days following the issuance of a Certificate of Occupancy or similar final approval for the residence constructed on the Lot by the Building Department of City of Jacksonville, Duval County, Florida, or other governmental authority having jurisdiction. In the event the landscaping is not completed as provided herein, the Association shall have the right to enter the Lot and complete said landscaping in accordance with the approved plans, in the same manner as exterior maintenance may be performed by the Association pursuant to Article VIII of this Declaration. The Association shall be entitled to a lien against the Lot in an amount equal to one hundred ten percent (110%) of the cost to complete landscaping on such Lot and Limited Common Area, which sum may be collected as provided in Article VII hereof.

Section 10.7 Pools. All pools shall be in-ground and composed of materials thoroughly tested and accepted by the industry for such construction. The outside edges of the pool shall be a minimum distance of 4' from all sidewalls of the residence and meet all pool setback requirements imposed by Clay County, Florida. All screened enclosures must be approved by the ARB prior to installation.

Section 10.8 Motor Vehicles, Boats and Trailers. No boats, recreation vehicles or other motor vehicles, except four wheel passenger automobiles or trucks, shall be placed, parked or stored