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FIRST AMENDMENT TO DECLARATION OF COVENANTS, ^{BOOK 1258 PAGE 387}
CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR
PINE COURT RECORDED IN OFFICIAL RECORDS BOOK 1198,
PAGE 516 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

THIS FIRST AMENDMENT to the Declaration of Covenants, Conditions, Easements, and Restrictions for Pine Court (the "Declaration") recorded in Official Records Book 1198, page 516 of the current public records of Clay County, Florida, made this 7th day of March, 1989 by Pine Court of Fleming Island, Inc., a Florida corporation, hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant executed and caused to be recorded the Declaration in Official Records Book 1198, page 516 of the current public records of Clay County, Florida; and

WHEREAS, Declarant is the owner of all the lots shown on the plat of Pine Court according to the plat thereof recorded in Plat Book 23, pages 3 and 4 of the current public records of Clay County, Florida except Lots 3, 7, 10, 13, 18, 20 and 25 which are owned by J. B. Cogwell Contracting, Inc., a Florida corporation hereinafter referred to as "Cogwell" and Lot 2 which is jointly owned by Pioneer Investors, Inc., a Florida corporation and Pine Court of Fleming Island, Inc., a Florida corporation, hereinafter referred to as "Pioneer".

WHEREAS, Cogwell and Pioneer desire to join in this First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Pine Court and to subject said Lots 2, 3, 7, 10, 13, 18, 20 and 25, to this First Amendment; and

WHEREAS, pursuant to Article VII, Section 4 of the Declaration, Declarant reserved the right to amend said Declaration; and

WHEREAS, Declarant desires to amend said Declaration as hereinafter set forth.

NOW, THEREFORE, Declarant does hereby amend said Declaration as follows:

PREPARED BY AND DELIVERED TO:
AL L. SCHNEIDER, Esquire
POST OFFICE BOX 4548
JACKSONVILLE, FLORIDA 32204

So much of Article V, Section 5, of the Declaration which reads "nor nearer than twenty (20) feet to the rear building plot line," is hereby amended to read, "nor nearer than twenty-five (25) feet to the rear building plot line".

Except as hereinabove amended, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment has been executed on by Declarant acting by and through its undersigned officer hereunto duly authorized.

Signed, sealed, and delivered in the presence of:

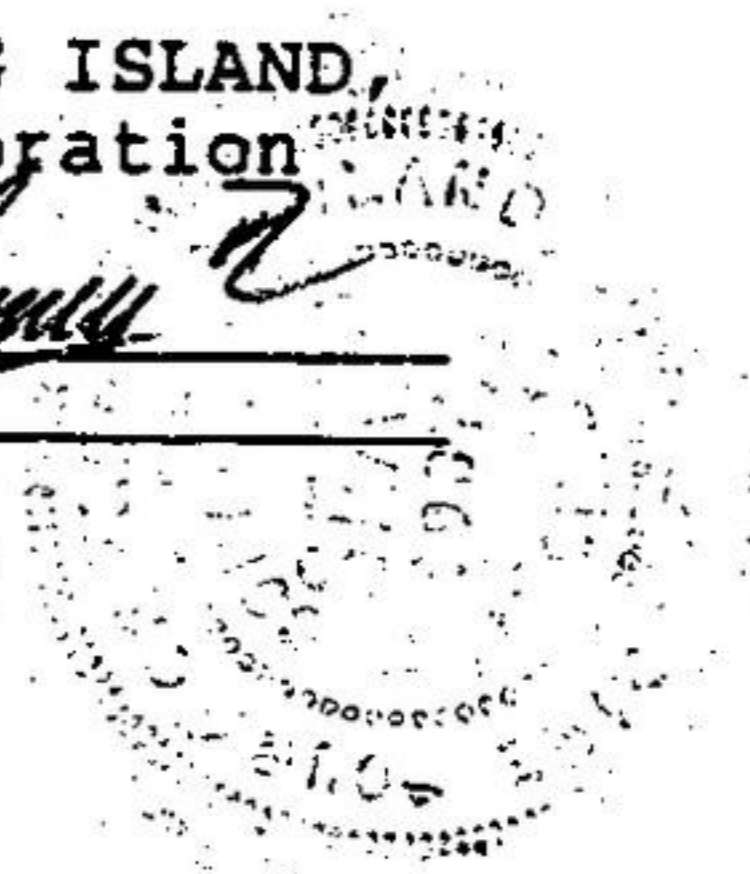
[Signature]

Marie S. Atrip

PINE COURT OF FLEMING ISLAND, INC., a Florida corporation

By: C. E. Stoudemire, III
Its: Vice President

(Corporate Seal)



STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared this day C.E. Stoudemire, III, to me to be the person described in and who executed the foregoing First Amendment to Declaration, of Covenants, Conditions, Easements and Restrictions for Pine Court, as Vice President of Pine Court of Fleming Island, Inc., the corporation named therein, and he acknowledged to and before me that he executed the same under the seal of the corporation and as the act and deed of said corporation.

WITNESS my hand and official seal this 7th day of March, 1989.

[Signature]
Notary Public, State of Florida
at Large

My commission expires:
Notary Public, State of Florida
Commission Expires Nov. 4, 1989

The undersigned, J. B. Cogwell Contracting, Inc., a Florida corporation, the owner of Lots 3, 7, 10, 13, 18, 20 and 25, as

shown on plat thereof as recorded in Plat Book 23, pages 3 and 4 of the current public records of Clay County, Florida, desires herein to join in the above First Amendment to the Declaration of Covenants, Conditions, Easements, and Restrictions for Pine Court recorded in Plat Book 1198, page 516 of the current public records of Clay County, Florida and does hereby subject said Lots to First Amendment.

Signed, sealed and delivered in the presence of:

Delen J. Cogwell
Whitney Williford

J. B. Cogwell Contracting, Inc.
Inc. a Florida corporation

By: J. B. Cogwell
Its President

Corporate Seal



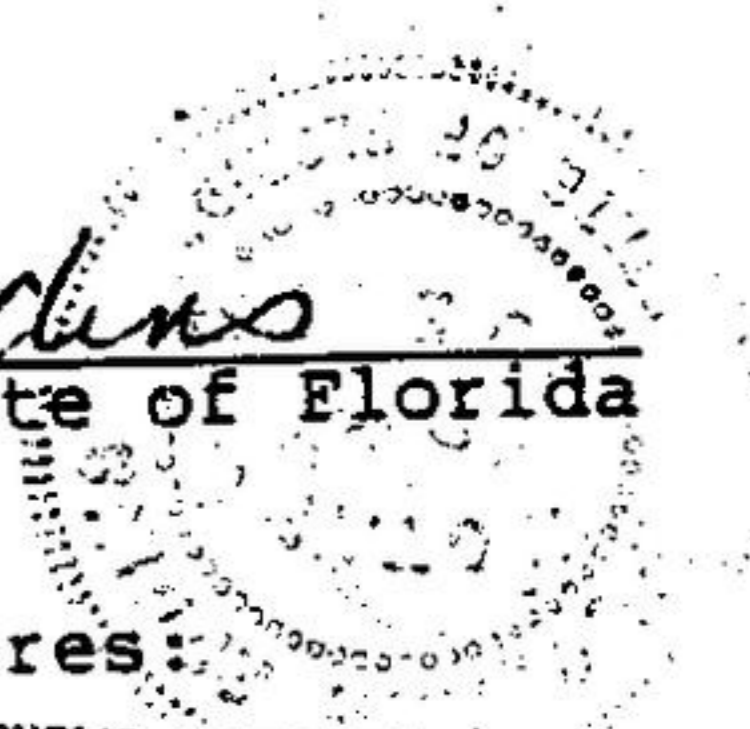
STATE OF FLORIDA
COUNTY OF CLAY

BEFORE ME, the undersigned authority, personally appeared this day, J. B. COGWELL, to me known to be the person described in and who executed the foregoing First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Pine Court, as President of J. B. Cogwell Contracting, Inc., the corporation named therein, and he acknowledged to and before me that he executed the same under the seal of the corporation and as the act and deed of said corporation.

WITNESS my hand and official seal this 13th day of March, 1989.

J. Ann Edkins
Notary Public, State of Florida
at Large

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Mar. 3, 1991



The undersigned Pioneer Investors, Inc., a Florida corporation and Pine Court of Fleming Island, Inc., a Florida corporation, the joint owners of Lot 2, Pine Court, as shown on plat thereof recorded in Plat Book 23, pages 3 and 4 of the current public records of Clay County, Florida, doe hereby

jointly and severally join in the above First Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions for Pine Court recorded in Plat Book 1198, page 516 of the current public records of Clay County, Florida and do hereby subject said Lot to said First Amendment to the Declaration.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

Pioneer Investors, Inc.
a Florida corporation

By: [Signature]
Its President

Corporate Seal

Pine Court of Fleming Island
Inc., a Florida corporation

[Signature]
[Signature]

By: [Signature]
Its President

Corporate Seal

STATE OF FLORIDA
COUNTY OF CLAY

BEFORE ME, the undersigned authority, personally appeared this day, Eugene Nix, as President of Pioneer Investors, Inc., a Florida corporation and Carl E. Stoudemire, Jr., as President of Pine Court of Fleming Island, Inc., a Florida corporation, to me to be the persons described in and who executed the foregoing First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Pine Court, and they acknowledged to and before me that they executed the same under the seal of said corporations and as their act and deed of said corporations.

WITNESS my hand and official seal this 9th day of March, 1989.

[Signature]
Notary Public, State of Florida
at Large
My commission expires:

Notary Public, State of Florida
My Commission Expires Oct. 27, 1990
Bonded Thru Troy Foin Insurance Inc.

AS1050

CONSENT OF MORTGAGEE

BOOK **1258** PAGE **391**

KNOW ALL MEN BY THESE PRESENTS:

THAT AMERICAN NATIONAL BANK OF FLORIDA, a national banking association organized under the laws of the United States of America, the owner and holder of that certain mortgage recorded in Official Records Volume 1137, page 26, of the current public records of Clay County, Florida, and that certain mortgage recorded in Official Records Volume 1137, pages 026 of the current public records of Clay County, Florida, hereby consents to the filing and imposition of the above and foregoing First Amendment to the Declaration of Covenants, Conditions, Easements, and Restrictions for Pine Court recorded in Official Records Book 1198, page 516 of the current public record of Clay County, Florida, on the lands therein described, and does hereby subordinate the lien of its said mortgage to said First Amendment to said Declaration of Covenants, Conditions, Easements, and Restrictions for Pine Court.

AMERICAN NATIONAL BANK OF FLORIDA
a national banking association

BY: Stephen C. Meadows
Its: VICE president

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared Stephen C. Meadows to me known to be the Vice president of AMERICAN NATIONAL BANK OF FLORIDA, a national banking association organized under the laws of the United States of America, on behalf of the association.

WITNESS my hand and official seal in this State and County this 9th day of March, 1989.

FILE NO. 89-20309
OFFICIAL RECORDS NO. 1258
PAGE 387 - UNVERIFIED

Aug 24 11 25 AM '89
AS1054 FILED & RECORDED
IN PUBLIC RECORDS OF
CLAY COUNTY FL.
JOHN KEENE
CLERK OF COURTS



Elizabeth Wrayton
Notary Public
State of Florida at Large
My commission expires:
Notary Public, State of Florida
My Commission Expires Feb. 15, 1992
Bonded Thru Troy Fain - Insurance Inc.