

5 MIN. RETURN

This instrument prepared by and
after recording return to:

James H. McNeil, Jr., Esq.
Akerman Senterfitt
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RAVINES CROSSING

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RAVINES CROSSING (this "First Amendment") is made by Maronda Homes, Inc. of Florida, a Florida corporation ("Maronda").

RECITALS

A. Maronda purchased that certain real property described in the attached **Exhibit "A"** located in Clay County, Florida, commonly known and referred to as Ravines Crossing and sometimes herein referred to as the "Development" from Abaco Blue, Inc., a Florida corporation ("Seller").

B. Seller heretofore placed of Public Record that certain Declaration of Covenants, Conditions and Restrictions for Ravines Crossing, recorded in Official Records Book 2480, Page 1329, as amended by that certain Supplemental Declaration of Covenants Conditions and Restrictions recorded August 7, 2006 in Official Records Book 2770, Page 1629, all in the Public Records of Clay County, Florida (hereinafter collectively referred to as the "Declaration"). All capitalized terms used in this First Amendment without definition shall have the same meanings given to such terms in the Declaration.

C. Article XI of the Declaration provides that the holders of at least two-thirds (2/3) of the votes in the Association (without regard to class) may change or amend any provision of the Declaration if it holds at least two thirds (2/3) of the votes in the Association.

D. At the time of recording this First Amendment, Maronda is the holder of at least two-thirds (2/3) of the votes in the Association.

DECLARATIONS:

NOW, THEREFORE, the Declaration is hereby amended, modified and supplemented as follows:

1. **Recitals; Definitions.** The recitals stated above are incorporated herein by this reference. Capitalized terms used in this First Amendment shall have the same meanings as set forth in the Declaration, as amended by this First Amendment.

2. **Restrictive Covenants.** Pursuant to Article XI of the Declaration, Maronda hereby amends Section 22. (c) of Article IX as follows:

Section 22. Dwellings.

(c) The minimum setbacks for Dwellings shall be as follows:

Phase One:

front yard	20 feet
rear yard	10 feet
side yard	5 feet
corner side yard	20 feet

Phases Two and Three:

front yard	15 feet
rear yard	10 feet
side yard	5 feet
corner side yard	15 feet

IN WITNESS WHEREOF, Maronda has caused this First Amendment to the Declaration to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature

Print Name: Joel Huey

**MARONDA HOMES, INC. OF
FLORIDA**, a Florida corporation

By: Wayne Von DreelePrint Name: Wayne Von DreeleTitle: President

(CORPORATE SEAL)

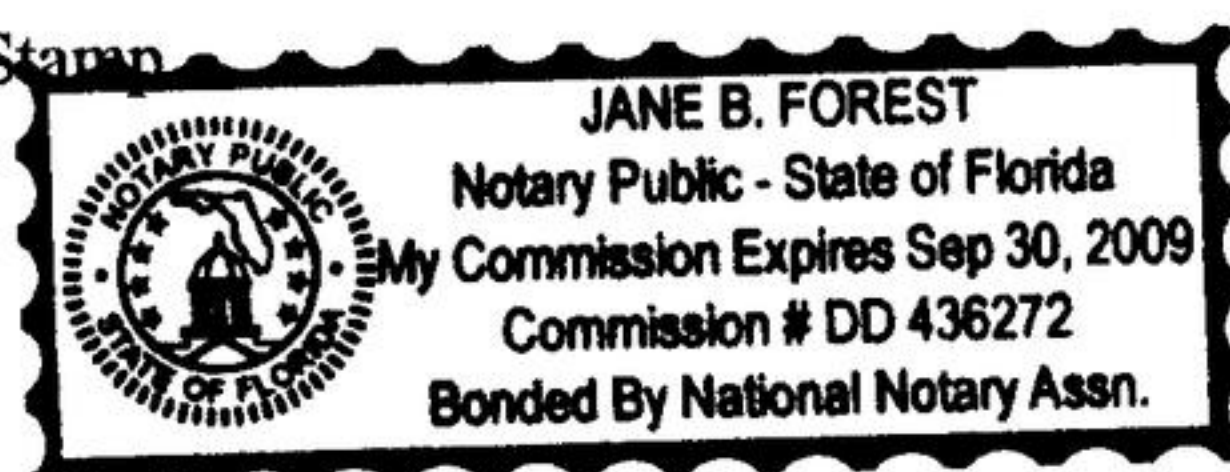
Signature

Print Name: Jane B. Forest

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 9th day of August, 2006 by Wayne Von Dreele, as President of Maronda Homes, Inc. of Florida, a Florida corporation, on behalf of the said corporation. Said person { ☒ } is known to me or { ☐ } has produced _____ as identification.

Notary Stamp



Signature of Person Taking Acknowledgment

Print Name: Jane B. ForestTitle: Notary PublicSerial No. (if any): DD 436272Commission Expires: Sept. 30, 2009

EXHIBIT "A"

Ravines Crossing Units One and Two:

Lots 1 through 52, inclusive, as shown on that certain Plat of Ravines Crossing Unit One, as recorded in Plat Book 46, Pages 1 through 11, Public Records of Clay County, Florida.

and

Tracts A, B, E, F, G, H, R, S and Q all as shown that certain Plat of Ravines Crossing Unit One, as recorded in Plat Book 46, Pages 1 through 11, Public Records of Clay County, Florida.

and

Lots 53 through 68, inclusive, as shown on that certain Plat of Ravines Crossing Unit Two, as recorded in Plat Book 46, Pages 56 and 57, Public Records of Clay County, Florida.

and

Tract C as shown on that certain Plat of Ravines Crossing Unit Two, as recorded in Plat Book 46, Pages 56 and 57, Public Records of Clay County, Florida.

Ravines Crossing Unit 3:

Lots 1 through 49, inclusive, of Ravines Crossing Unit Three, according to Map recorded in Plat Book 48, Pages 51 through 57, Public Records of Clay County, Florida.

and

Tracts A-1, A-2, B-1, B-2, C, D-1, D-2, D-3, D-4, D-5, E-1, E-2, E-3, E-4, F-1 and F-2 as shown on the Plat for Ravines Crossing Unit Three according to Map recorded in Plat Book 48, Pages 51 through 57, Public Records of Clay County, Florida.