

Book: 1979
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Rec: 10/01/2001
12:57 PM
File# 200145884
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$10.50

AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS FOR
RIVER BREEZE SUBDIVISION



THIS AMENDMENT is made relative to the Declaration of Covenants, Conditions, Restrictions and Easements that are recorded in Official Records Book 1537, page 374, et al of the current public records of Clay County, Florida.

Article VII, Section 2, is hereby amended to read as follows:

Each Lot within the property is subject to an Annual General Assessment by the Association for the improvement, maintenance and operation of the property, including the management and administration of the Association and the furnishing of services as set forth in this Declaration. Such General Assessments must be allocated equally on a per Lot basis. The Board of Directors of the Association by a majority vote shall set the Annual General Assessments at a level sufficient to meet the Associations's obligations. The Association Board of Directors shall have the right, power and authority, during any fiscal year, to increase the Annual General Assessment for the purpose of meeting its expenses and operating costs on a current basis. The Association Board of Directors shall set the date or dates that the Assessment shall become due, and may provide for collection of Assessments annually or in monthly, quarterly or semi-annual installments; provided however, that upon a default in the payment of any one or more installments, the entire balance of the yearly Assessment may be accelerated at the option of the Association Board of Directors and be declared due and payable in full.

The Board will set annual dues. The annual assessments can not increase more than five (5%) percent over the previous year unless approved by a quorum vote of the homeowners. Then this Amendment is hereby declared to be in effect contemporaneous with the recording of this document by the President of the Association. Said Association has the power and authority, by proper procedure previously implemented, to amend the Covenants and Restrictions referenced hereto.

This Amendment has been voted upon and approved in the manner described by the Articles of Incorporation of River Breeze Homeowner's Association, Inc.

Dated this 4th day of September, 2001.

Lasha Ferguson
Witness Lasha Ferguson

River Breeze Homeowner's Association, Inc.

BY Tara L. Cochran
ITS:

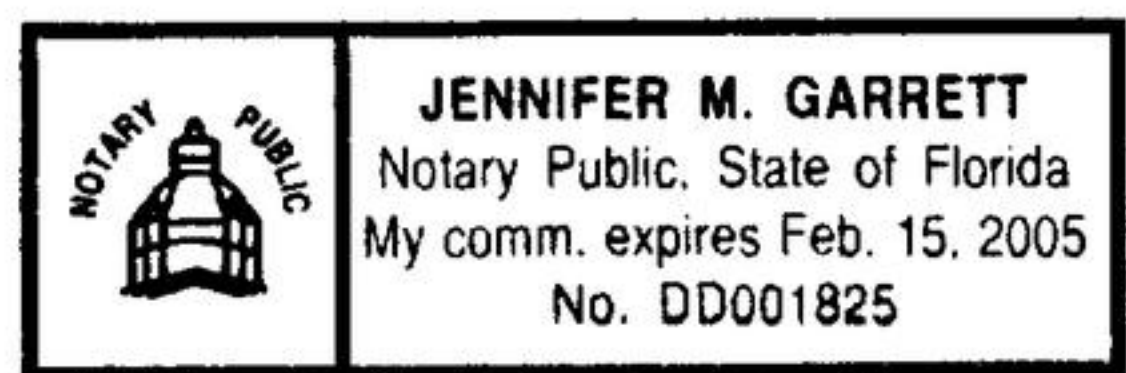
Jennifer M. Garrett
Witness Jennifer M. Garrett

STATE OF FLORIDA
COUNTY OF DUVAL

Before me this day personally appeared

Tara L. Cochran

Jennifer M. Garrett
Notary



Personally Known _____

Produced ID FLDL C265-812-53-366-0