

Prepared by:
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Clay County, FL
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5 MIN. RETURN

AMENDMENT TO FLEMING ISLAND PLANTATION
DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS

WHEREAS, CENTEX HOMES, a Nevada General Partnership authorized to do business in the State of Florida, whose address is 6620 Southpoint Drive South, Suite 400, Jacksonville, Florida 32216 (hereinafter referred to as "Declarant") is the owner of the following described property, situate, lying and being in Clay County, Florida (the "Property"), to-wit:

See Exhibit "A" attached hereto

WHEREAS, Declarant has caused to be recorded that certain Fleming Island Plantation Declaration of Covenants, Restrictions and Easements (the "Declaration") on December 8, 1999, in Official Records Book 1834, page 819, public records of Clay County, Florida; and

WHEREAS, Declarant wishes to subject the Property to the easements, restrictions, covenants, limitations and conditions of the Declaration; and

WHEREAS, Article III, Section 4 of the Declaration provides that Declarant, while it still has its Declarant Membership, may subject additional property to the terms and provisions of the Declaration by recording an amendment or Supplement to the Declaration, without the necessity of joinder of consent by any other party; and

WHEREAS the Declarant currently is the Declarant Member of the Fleming Island Plantation Owners Association (the "Association") and Declarant currently controls the Association;

NOW THEREFORE, Declarant does hereby amend the Declaration by adding the Property more particularly described in **Exhibit "A"** attached hereto to the property described in Exhibit "A" of the Declaration so that the Property, from and after the sending hereof, shall be subject to and bound by all of the covenants, restrictions, easements, obligations and provisions of the Declaration.

Except as amended herein, all terms and conditions of the Declaration, and any prior amendments or supplements, remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal this

15th day of April, 2002.

By: CENTEX HOMES, a Nevada General partnership

By: Centex Real Estate Corporation, a Nevada corporation, as General Partner

By: Robert S. Porter
Name: Robert S. Porter
Its: Division President
SEAL



STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15th day of April, 2002, by Robert S. Porter, Division President of Centex Real Estate Corporation, a Nevada corporation, General Partner of Centex Homes, a Nevada general partnership, on behalf of the corporation and the partnership, who is personally know to me or has produced _____ as identification.



Carol Hart Flow
Notary Public, Sate of Florida
Printed Name: Carol Hart Flow
Commission Number: CC738486
My Commission Expires: 8-25-02

CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 7, 2002

LANDS ADJACENT TO CHATHAM VILLAGE UNIT TWO

PARCEL "A"

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 153, AS SHOWN ON THE PLAT OF CHATHAM VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 30 THROUGH 34 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH $57^{\circ} 14' 06''$ EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 153, A DISTANCE OF 51.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH $45^{\circ} 15' 58''$ EAST, 380.19 FEET; THENCE SOUTH $70^{\circ} 07' 51''$ EAST, 92.01 FEET; THENCE SOUTH $83^{\circ} 47' 23''$ EAST, 17.65 FEET; THENCE SOUTH $06^{\circ} 12' 37''$ WEST, 24.87 FEET; THENCE NORTH $70^{\circ} 07' 51''$ WEST, 119.61 FEET; THENCE THENCE NORTH $32^{\circ} 45' 36''$ EAST, 10.30 FEET; THENCE NORTH $45^{\circ} 15' 58''$ WEST, 381.26 FEET; THENCE NORTH $57^{\circ} 14' 06''$ WEST, 50.91 FEET; THENCE NORTH $33^{\circ} 39' 48''$ EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.15 ACRES, MORE OR LESS.

EXHIBIT "A"

CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 3, 2002

LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE

PARCEL "A" (LOTS 6 THROUGH 10)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 6, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH $87^{\circ} 50' 20''$ WEST, ALONG THE NORTHERLY LINE OF SAID LOT 6, TO AND ALONG THE NORTHERLY LINE OF LOTS 7, 8, 9 AND 10, SAID RIVER HILLS RESERVE UNIT ONE, A DISTANCE OF 481.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTH $02^{\circ} 09' 40''$ EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH $82^{\circ} 09' 12''$ EAST, A DISTANCE OF 86.31 FEET; THENCE SOUTH $87^{\circ} 50' 20''$ EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH $02^{\circ} 09' 40''$ WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH $81^{\circ} 07' 44''$ EAST, A DISTANCE OF 85.59 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE NORTH $88^{\circ} 06' 23''$ EAST, A DISTANCE OF 141.42 FEET; THENCE SOUTH $02^{\circ} 09' 40''$ WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.13 ACRES, MORE OR LESS.

(CLARSON DRAWING B-1932 (A))

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FOR BOOK 2044 PAGE 1950

EXHIBIT "A"

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CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 16, 2002

LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE

PARCEL "B-1" (LOT 12)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 12, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 87° 50' 20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 85.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTH 02° 09' 40" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 74° 35' 54" EAST, A DISTANCE OF 87.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 850 SQUARE FEET.

(CLARSON DRAWING B-1932 (A))

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FAX PHONE 396-2633

CLARSON AND ASSOCIATES INC.
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JACKSONVILLE, FLORIDA 32207

JANUARY 16, 2002

LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE

PARCEL "B-2" (LOTS 14 THROUGH 16)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 14, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH $87^{\circ} 50' 20''$ WEST, ALONG THE NORTHERLY LINE OF SAID LOT 14, TO AND ALONG THE NORTHERLY LINE OF LOTS 15 AND 16, SAID RIVER HILLS RESERVE UNIT ONE, A DISTANCE OF 255.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16; THENCE NORTH $02^{\circ} 09' 40''$ EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH $87^{\circ} 50' 20''$ EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH $02^{\circ} 09' 40''$ WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 7,650 SQUARE FEET.

(CLARSON DRAWING B-1932 (A))

CLARSON AND ASSOCIATES INC.

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1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 3, 2002

LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE

PARCEL "C" (LOTS 59 THROUGH 64)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 59, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH $57^{\circ} 56' 41''$ EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 59, A DISTANCE OF 99.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 59; THENCE SOUTH $46^{\circ} 02' 55''$ EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 61, 62, 63 AND 64, SAID RIVER HILLS RESERVE UNIT ONE, A DISTANCE OF 402.59 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 64, THENCE SOUTH $43^{\circ} 57' 05''$ WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH $46^{\circ} 02' 55''$ WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH $56^{\circ} 03' 24''$ WEST, A DISTANCE OF 86.31 FEET; THENCE NORTH $46^{\circ} 02' 55''$ WEST, A DISTANCE OF 147.59 FEET; THENCE NORTH $49^{\circ} 07' 16''$ WEST, A DISTANCE OF 93.28 FEET; THENCE NORTH $00^{\circ} 43' 46''$ EAST, A DISTANCE OF 6.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.14 ACRES, MORE OR LESS.

CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

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JANUARY 3, 2002

LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE

PARCEL "D" (LOT 23)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 23, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH $12^{\circ} 22' 30''$ WEST, ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 85.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH $77^{\circ} 37' 30''$ WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH $12^{\circ} 22' 30''$ EAST, A DISTANCE OF 85.00 FEET; THENCE SOUTH $77^{\circ} 37' 30''$ EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 2,125 SQUARE FEET.

(CLARSON DRAWING B-1932)

EXHIBIT "A"

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PROFESSIONAL SURVEYORS & MAPPERS
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JACKSONVILLE, FLORIDA 32207

JANUARY 3, 2002

**LANDS ADJACENT TO LOTS 58 THROUGH 63,
SOUTHERN LINKS UNIT ONE**

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST WESTERLY CORNER OF LOT 58, AS SHOWN ON THE PLAT OF SOUTHERN LINKS UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 37 THROUGH 43 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 42° 20' 26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 47° 39' 34" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 42° 20' 26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 47° 39' 34" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 42° 20' 26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 47° 39' 34" EAST, A DISTANCE OF 71.04 FEET; THENCE NORTH 32° 37' 58" EAST, A DISTANCE OF 76.88 FEET THENCE NORTH 44° 43' 59" EAST, A DISTANCE OF 71.52 FEET; THENCE NORTH 67° 12' 54" EAST, A DISTANCE OF 110.42 FEET; THENCE SOUTH 48° 57' 36" EAST, A DISTANCE OF 24.61 FEET; THENCE SOUTH 50° 58' 29" EAST, A DISTANCE OF 55.64 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 63, SAID SOUTHERN LINKS UNIT ONE; THENCE NORTH 85° 20' 53" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 89.26 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 63; RUN THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHWESTERLY LINE OF LOTS 62, 61, 60, 59 AND 58, SAID SOUTHERN LINKS UNIT ONE: 1ST COURSE, SOUTH 67° 12' 54" WEST, 62.38 FEET; 2ND COURSE, SOUTH 44° 43' 59" WEST, 62.38 FEET; 3RD COURSE, SOUTH 32° 37' 58" WEST, 77.66 FEET; 4TH COURSE, SOUTH 47° 39' 34" WEST, 245.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.31 ACRES, MORE OR LESS.

(CLARSON DRAWING B-1949)

CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 3, 2002

**LANDS ADJACENT TO LOTS 84 THROUGH 89,
SOUTHERN LINKS UNIT TWO**

A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 84, AS SHOWN ON THE PLAT OF SOUTHERN LINKS UNIT TWO, AS RECORDED IN PLAT BOOK 35, PAGES 69 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH $83^{\circ} 50' 43''$ EAST, ALONG THE NORTHERLY LINE OF SAID LOT 84, A DISTANCE OF 86.67 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH $65^{\circ} 09' 51''$ EAST, A DISTANCE OF 155.23 FEET; THENCE SOUTH $03^{\circ} 13' 02''$ EAST, A DISTANCE OF 386.05 FEET; THENCE SOUTH $86^{\circ} 46' 58''$ WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH $03^{\circ} 13' 02''$ EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH $10^{\circ} 53' 04''$ WEST, A DISTANCE OF 61.57 FEET TO A POINT ON THE EASTERLY LINE OF LOT 89, SAID SOUTHERN LINKS UNIT TWO; THENCE NORTH $03^{\circ} 13' 02''$ WEST, ALONG SAID EASTERLY LINE OF LOT 89, TO AND ALONG THE EASTERLY LINE OF LOTS 88, 87, 86 AND 85, SAID SOUTHERN LINKS UNIT TWO, A DISTANCE OF 354.06 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF LOT 85; THENCE NORTH $38^{\circ} 26' 50''$ WEST, CONTINUING ALONG SAID EASTERLY LINE OF LOT 85, A DISTANCE OF 83.45 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE NORTH $64^{\circ} 43' 35''$ WEST, ALONG THE NORTHERLY LINE OF PREVIOUSLY MENTIONED LOT 84, SOUTHERN LINKS UNIT TWO, A DISTANCE OF 86.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.40 ACRES, MORE OR LESS.

(CLARSON DRAWING B-1950)