

## 5 MIN. RETURN

This Instrument Prepared by  
And Return to:  
Michael J. Goldsberry, Esquire  
6817 Southpoint Parkway, Ste., 1801  
Jacksonville, Florida 32216

### FIRST AMENDMENT TO COVENANTS AND RESTRICTIONS OF SPENCERS LAKE

THIS FIRST AMENDMENT TO COVENANTS AND RESTRICTIONS OF SPENCERS LAKE, is made this 24<sup>th</sup> day of January, 2008, by SPENCERS LAKE HOMEOWNERS ASSOCIATION, INC., (hereinafter "The Association"), a Florida not for profit corporation.

WHEREAS, The Association has caused to be recorded in the Public Records of Clay County, Florida, certain Covenants and Restrictions of Spencers Lake, which are recorded in Official Records Book 1553, Page 1361, et. seq., of the Public Records of Clay County, Florida (the Covenants and Restrictions as so amended are herein referred to as the "Covenants"); and

NOW, THEREFORE, the Association for itself and its successors and assigns, and pursuant to approval as set forth in the Covenants and Restrictions, do hereby modify the Covenants and Restrictions as follows:

1. Article XI, Paragraph 8 of the Covenants and Restrictions is hereby amended to include the following:  
"PARKING. No vehicle, boat, mobile home, or trailer may be parked, stored, or repaired anywhere within the Property except functional passenger automobiles, vans, motorcycles, and non-commercial trucks of one-ton capacity or less (collectively "Permitted Vehicles") may be parked in the garage or driveway of the Residential Unit. Boats, trailers, motor homes, recreational vehicles and other vehicles that are not permitted vehicles may be regularly parked only in the garage of a Residential Unit. No parking places may be constructed on any Lot, except as constructed in accordance with plans and specifications approved by the Association or by the Architectural Review Board. Commercial vehicles or any permitted vehicles with advertising thereon may be parked in public view on a regular basis if capacity is less than one-ton. The Association may enforce the foregoing restrictions in any lawful manner, including the imposition of reasonable, uniform fines for willful or repeated violations. Nothing in this paragraph prohibits the emergency repair or servicing of Permitted Vehicles, so long as such repair or servicing is completed within 48 hours, or the occasional parking of vehicles by delivery personnel or guests of Owners in a manner not complying with this paragraph."
2. Except as herein modified, the Covenants and Restrictions continue in full force and effect.

IN WITNESS WHEREOF, This First Amendment to Covenants and Restrictions for Spencers Lake has been executed by its Officers on the day and year first above written.

Signed, Sealed and Delivered in the presence of

SPENCERS LAKE OWNERS ASSOCIATION, INC.

Witness #1

*Patricia S. Hamilton*

Heidi Jacobson, President

Witness #2

*Patricia S. Hamilton*

Elaine Repetto, Secretary

Witness #1

*Patricia S. Hamilton*

Rebecca Riley, Treasurer

Witness #2

Witness #1

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me upon being duly sworn this 24 day of January, 2008, by Heidi Jacobson as President of Spencers Lake Owners Association, Inc., a Florida corporation. She is personally known to me  or produced \_\_\_\_\_ as identification.

*Carol Jean Hughes*  
Notary Public, State of Florida

My Commission Expires:



Carol Jean Hughes  
Commission # DD587975  
Expires December 3, 2010  
Bonded Troy Fair - Insurance, Inc. 800-395-7019

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me upon being duly sworn this 24 day of January, 2008, by Elain Repetto as the Secretary of Spencers Lake Owners Association, Inc., a Florida corporation. She is personally known to me X or produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida

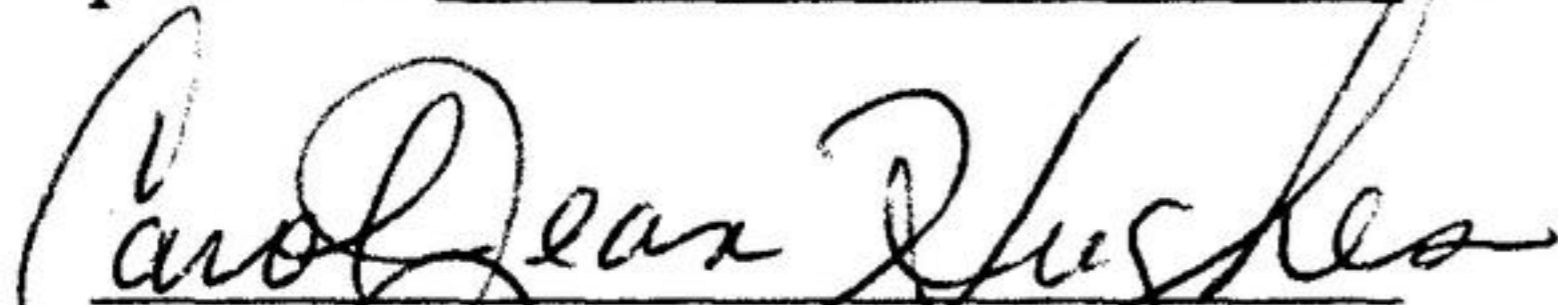
My Commission Expires:



**Carol Jean Hughes**  
Commission # DD587975  
Expires December 3, 2010  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me upon being duly sworn this 24 day of January, 2008, by Rebecca Riley as Treasurer of Spencers Lake Owners Association, Inc., a Florida corporation. She is personally known to me X or produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida

My Commission Expires:



**Carol Jean Hughes**  
Commission # DD587975  
Expires December 3, 2010  
Bonded Troy Fain - Insurance, Inc. 800-385-7019