

Prepared By and Return to:
Jeri Poller
Jeri Poller P.A.
6013 NW 23rd Ave.
Boca Raton, FL 33496

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
WILLOWBROOK AT OAKLEAF PLANTATION
Recorded in Official Records Book 3465 Page 2002, as amended
Public Records of Clay County, Florida

THIS First Amendment to Declaration Of Covenants, Conditions and Restrictions For Willowbrook at Oakleaf Plantation ("First Amendment") is made as of this 20th day of JULY, 2016 by Mattamy Florida LLC, a Delaware limited liability company, successor by conversion to Mattamy (Jacksonville) Partnership, a Florida general partnership ("Declarant"), whose address is 1900 Summit Tower Boulevard, Suite 500, Orlando, FL 32810 as follows:

WHEREAS, Declarant is the Declarant under than certain Declaration Of Covenants, Conditions and Restrictions For Willowbrook at Oakleaf Plantation as recorded in Official Records Book 3465 Page 2002, Public Records of Clay County, Florida ("Declaration"); and

WHEREAS, Declarant is the Class "B" Member, as defined in the Declaration; and

WHEREAS, pursuant to Section 12.4 of the Declaration, Declarant may amend the Declaration without the joinder or consent of any other party; and

WHEREAS, Declarant wishes to amend the Declaration to clarify certain provisions thereof.

NOW THEREFORE, for and in consideration of the foregoing, the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency thereof being hereby acknowledged, Declarant does hereby amend the Declaration as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.

2. All definitions shall be as set forth in the Declaration, unless the context shall otherwise require.

3. Section 5.6 of the Declaration is hereby amended to correct the typographical errors in section references therein from deleting the reference to Sections 11.1.1 through 11.1.8 and inserting references to Sections 10.1.1 through 10.1.8 in their stead.

4. Section 10.1.1 of the Original Declaration is hereby amended by adding the following paragraph to the end thereof:

“In furtherance of the painting and maintenance exterior walls of all buildings, including any townhomes built on the Lots, commencing in the next budget year following the date of recordation of this First Amendment and on an annual basis thereafter, the Association shall engage one or more independent contractors certified in building envelope (not including roof) inspections, maintenance, and moisture and water intrusion to perform a visual inspection of the buildings, to prepare a written report that details the results of the inspection and recommends to the Declarant (if applicable) and Board of Directors the portions of the buildings, and a schedule of timing therefor, which may require cementitious finish or other repair or painting as may be needed to properly maintain the exterior walls and avoid moisture or water intrusion into the buildings. The cost of the inspections shall be a Common Expense of the Association. The budget of the Association shall be amended, from time to time, to incorporate the recommendations set forth in the inspections and scheduling as may be set forth in such reports. However, nothing contained herein shall preclude the Board of Directors from scheduling paint or cementitious finish repair or maintenance more frequently than may be set forth in any report received.”

5. Except as modified and amended herein, the Declaration shall remain in full and effect.

6. This First Amendment shall be effective as of the date of execution hereof.

[see next page for execution]

EXECUTED as of the date first above written.

Signed and acknowledged
in the presence of:

MATTAMY, FLORIDA LLC, a Delaware limited liability company, successor by conversion to MATTAMY (JACKSONVILLE) PARTNERSHIP, a Florida general partnership

Carissa DASS
Print Name: CARISSA DASS

D. Rolon
Print Name: DANA ROLON

By: Leslie C. Candes
Print Name: Leslie C. Candes
Its: Vice President

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared LESLIE C. CANDES, as VICE PRESIDENT of Mattamy Florida LLC, a Delaware limited liability company, successor by conversion to Mattamy (Jacksonville) Partnership, a Florida general partnership, who { ☒ } is personally known to me, or { ☐ } who produced his/her State of _____ driver's license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of JULY, 2016.

D. Rolon
Signature of Notary

Dana Rolon
Name of Notary (Typed, Printed or Stamped)

Commission Number: FF077656

My Commission Expires: 12-18-17

