

Prepared By/Record and Return To:
Christine T. Adams, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207
800474

**AMENDMENT TO MASTER DECLARATION OF COVENANTS AND
RESTRICTIONS**

This Amendment to Master Declaration of Covenants and Restrictions (this “Amendment”) is made this 10th day of September, 2019, by **CAMPFIELD COMMONS OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”).

WITNESSETH

WHEREAS, Wiley James, LLC established that certain Master Declaration of Covenants and Restrictions dated as of January 16, 2014, and recorded in Official Records Book 16663, page 2082, of the public records of Duval County, Florida (the “Declaration”); and

WHEREAS, the Board of Directors of the Association wishes to modify the Declaration upon the terms and conditions set forth in this Amendment to provide that the definition of “Common Areas” is inclusive of property designated as “Common Areas” in any Supplementary Declaration permitted pursuant to Section 2.3 of the Declaration.

NOW, THEREFORE, the Association hereby declares as follows:

1. The foregoing recitals are true and correct, and are incorporated herein by this reference.
2. Except as expressly set forth in this Amendment, all capitalized terms which are used but not defined in this Amendment shall have the meanings ascribed to them in the Declaration.
3. Section 1.7 of the Declaration is hereby deleted, amended and restated in its entirety as follows:

1.7 “Commons Areas” means the non-exclusive and perpetual easement for ingress, egress and utilities created in Section 5.1 hereunder and located over, upon and across the lands depicted on **Exhibit B** attached hereto as “Interior Road”, which lands are more particularly described on **Exhibit B-1** attached hereto, together with any other property designated as Common Areas in this Declaration or any Supplementary Declaration pursuant to

Section 2.3 of this Declaration. When and if constructed the term Common Areas shall also include the roadway, curbs, sidewalks, light posts and stormwater piping that may be constructed within the easement area by or at the direction of the Sponsor or the Association and the replacements and repairs thereto that may be made from time to time.

4. Except as expressly modified herein, the Declaration is hereby ratified and confirmed, and shall remain in full force and effect. In the event of any conflict between the provisions of the Declaration and the provisions of this Amendment, the provisions of this Amendment shall supersede and prevail.

[Signature pages follow]

IN WITNESS WHEREOF, the Association has executed this Declaration as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CAMPFIELD COMMONS OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

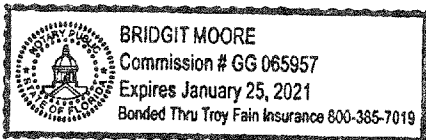
Bridgit me
Print Name: Bridgit Moore

Christina T. Adair
Print Name: Christina T. Adair

By: Allen Skinner
Name: Allen Skinner
Title: President

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ St. Johns

The foregoing instrument was acknowledged before me this 5th day of August, 2019, by Allen Skinner, the President of the **CAMPFIELD COMMONS OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation. He (check one) is personally known to me, or has produced a valid driver's license as identification



Bridgit me
Notary Public, State of Florida
Name: Bridgit Moore

My Commission Expires January 25, 2021
My Commission Number is: GG 065957

CONSENT AND JOINDER BY OWNERS AND SPONSOR

In accordance with Section 12.4 of the Declaration, the undersigned, being the Owners of more than seventy five percent (75%) of the Lots and, as to Wiley James, LLC, a Florida limited liability company, also the Sponsor, hereby consent to the execution and recordation of the Amendment to Master Declaration of Covenants and Restrictions and agree to be subject to the terms therein.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the 5th day of ~~June~~ ^{August}, 2019.

WITNESSES:

WILEY JAMES, LLC, a Florida limited liability company

Bridgit Moore
Print Name: Bridgit Moore

Christine T. Allen
Print Name: Christine T. Allen

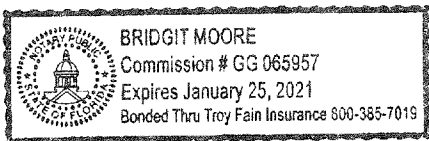
By: [Signature]
Name: Allen F. Skinner
Title: President

(As Owner of 36.49% of the Lots and as Sponsor)

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~ St. Johns

The foregoing instrument was acknowledged before me this 5th day of August, 2019, by Allen F. Skinner, the President of **WILEY JAMES, LLC**, a Florida limited liability company, on behalf of the company. He (*check one*) is personally known to me, or has produced a valid driver's license as identification.



Bridgit Moore
Print Name: Bridgit Moore
Notary Public, State and County Aforesaid
My Commission Expires: January 25, 2021
Commission Number: GG 065957

WITNESSES:

[Signature]
Print Name: Annette M. Kuvick

[Signature]
Print Name: Negon Veg.

GATE PETROLEUM COMPANY, a Florida corporation

By: [Signature]
Name: Becky Hamilton
Title: Vice President

(As Owner of 38.70% of the Lots)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of July, 2019, by Becky Hamilton, the Vice President of **GATE PETROLEUM COMPANY**, a Florida corporation, on behalf of the corporation. S/He (check one) is personally known to me, or has produced a valid driver's license as identification.

LINDA M. PROCTOR
Notary Public, State of Florida
My Comm. Expires 04/22/22
Commission No. GG209816

[Signature]
Print Name: Linda M. Proctor
Notary Public, State and County Aforesaid
My Commission Expires: 4/22/22
Commission Number: GG209816

WITNESSES:

DRC VENTURES, LLC, a Florida limited liability company,

Jenn Schwenn
Print Name: Jenn Schwenn

C. Venn
Print Name: CARRA VENN

By: [Signature]
Name: Richard Caven
Title: Manager

(As Owner of 10.13% of the Lots)

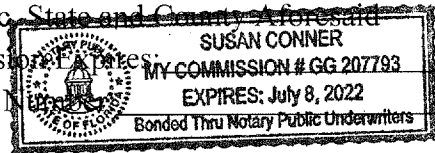
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of September, 2019, by Richard Caven, the Manager of **DRC VENTURES, LLC**, a Florida limited liability company, on behalf of the company. He (*check one*) is personally known to me, or has produced a valid driver's license as identification.

Susan Conner
Print Name: Susan Conner

Notary Public, State and County of ~~Florida~~
My Commission Expires: _____
Commission # _____



WITNESSES:

Erin Ward
Print Name: Erin Ward

George M. Haley
Print Name: George M. Haley

MCDONALD'S USA, LLC, a Delaware limited liability company

By: [Signature]
Name: Padraic G. Molloy
Its: Senior Counsel

(As Owner of 14.68% of the Lots)

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 3rd day of September 2019, by Padraic Molloy, the Senior Counsel of **MCDONALD'S USA, LLC**, a Delaware limited liability company, on behalf of the company. S/He (check one) is personally known to me, or has produced a valid driver's license as identification.

[Signature]
Print Name: PATRICIA HENSLER
Notary Public, State and County Aforesaid
My Commission Expires: 7-28-20
Commission Number: 559109

