

Prepared by and after recording
Return to:
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**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR COOPERS MEADOW**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COOPERS MEADOW (this "**Amendment**") is made this 28th day of February, 2025, by **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation ("**Declarant**"), and is joined in by **COOPERS MEADOW HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit ("**Association**").

Recitals

A. Declarant has executed and recorded that certain Declaration of Covenants, Conditions, Restrictions and Easements for Coopers Meadow recorded in Official Records Book 21171, at page 419, of the public records of Duval County, Florida (the "**Declaration**"); and

B. Article XIII, Section 8.A. of the Declaration provides that until the Turnover Date (as defined in the Declaration), all amendments or modifications shall only be made by Declarant without the requirement of the Association's consent or the consent of the Owners (as defined in the Declaration) so long as such amendments or modifications do not materially impair the common plan of development of the Community (as defined in the Declaration); and

C. As of the date of this Amendment, the Turnover Date has not occurred and this Amendment does not materially impair the common plan of development of the Community.

NOW, THEREFORE, in consideration of the foregoing, Declarant hereby declares the following (CODING: where applicable, double-underlined text has been added and ~~strikeout text~~ has been deleted):

1. Recitals. The recitations herein set forth are true and correct and are incorporated herein by reference.

2. Definitions. The definitions provided in the Declaration are incorporated herein by reference.

3. Amendment to Article I (entitled "DEFINITIONS"). Section 48 of Article I of the Declaration is hereby deleted in its entirety and replaced with the following:

“Section 48. “TM” shall mean ~~Taylor Morrison Home Corporation~~ Taylor Morrison, Inc., a Delaware corporation, an affiliate of Declarant.”

4. Amendment to Article XVI (entitled “NATIONAL WILDLIFE FEDERATION CERTIFIED HABITATS”). Section 2 (entitled “NWF CERTIFIED WILDLIFE HABITATS® IN TAYLOR MORRISON COMMUNITIES”) of Article XVI of the Declaration is hereby deleted in its entirety and replaced with the following:

“Section 2. NWF CERTIFIED WILDLIFE HABITATS® IN TAYLOR MORRISON COMMUNITIES. ~~Taylor Morrison Home Corporation~~ Taylor Morrison, Inc., a Delaware corporation (“TM”), an affiliate of Declarant, is dedicated to creating and curating residential communities that elevate residents’ living experiences through a multitude of offerings, including, without limitation, harmony with the nature and sense of pride and ownership in conserving, protecting and restoring wildlife habitats. To that end, TM has partnered with NWF to create and maintain National Wildlife Federation Certified Wildlife Habitats® within certain Common Areas of this Community and other communities developed by TM affiliates nationwide. National Wildlife Federation Certified Wildlife Habitats® within TM-affiliated communities may include, but are not limited to, Certified Habitat Open Space, Certified Monarch Gardens, and Certified Nature Play Spaces™.”


5. Full Force and Effect. Except as amended by this Amendment, the Declaration remains valid and in full force and effect. In the event of any conflict between this Amendment and the Declaration prior to the effective date hereof, this Amendment shall control.

[Signatures follow on separate pages.]

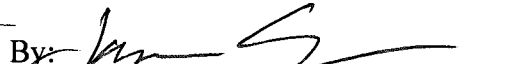
The undersigned Association hereby joins in and consents to the above Amendment, but the Association understands and confirms that its joinder or consent is not required for the validity of the above Amendment.

WITNESSES AS TO ASSOCIATION:


ASSOCIATION:


Print Name: Michael Owens
Address: 7785 Baymeadows Way, Ste 105
Jacksonville, Fl 32256

COOPERS MEADOW HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit

By: 
Print Name: James ("Jim") Sprott
Its: President

(CORPORATE SEAL)



Print Name: Cecil Camacho
Address: 7785 Baymeadows Way, Ste 105
Jacksonville, Fl 32256

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

This foregoing instrument was acknowledged before me, a notary public, by means of [X] physical presence or [] online notarization on February 28th, 2025, by James ("Jim") Sprott, as President of **COOPERS MEADOW HOMEOWNERS ASSOCIATION, INC.,** a Florida corporation not for profit, on behalf of said corporation. He/she [X] is personally known to me or [] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 2025.

My Commission Expires: 11/06/25



Notary Public, State of Florida at Large

Carrolline Felver

Typed, Printed or Stamped Name of Notary Public



Carrolline Felver
Comm.: HH 156959
My Commission Expires:
Nov. 6, 2025