

PREPARED BY AND RETURN TO:
Duane C Romanello
1919 Blanding Blvd.
Jacksonville, FL 32210

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS
AND RESTRICTIONS FOR GILLESPIE GARDENS**

THIS FIRST AMENDMENT to DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GILLESPIE GARDENS ("First Amendment"), is hereby made this 1st day of June, 2017 by Gillespie Gardens, LLC, a Florida limited liability company, whose address is 12382 Wavyleaf Court, Jacksonville, Florida 32225 (hereinafter "Declarant").

Recitals:

WHEREAS, Gillespie Gardens, LLC made and entered into that certain Declaration of Covenants, Conditions and Restrictions for Gillespie Gardens, dated September 12, 2016 and recorded on December 1, 2016 in Official Records Book 17795, page 1685 of the public records of Duval County, Florida (the "Declaration"), which set forth covenants, conditions and restrictions applicable to the real property situated, lying and being in Duval County, Florida and which is described the Plat for Gillespie Gardens Subdivision in Plat Book 69, Pages 90 through 95, of the public records of Duval County, Florida (hereinafter "the Current Plat"); and

WHEREAS, Declarant is the owner and holder of certain lots and properties that are the subject of the Declaration; and

WHEREAS, as of the date of this First Amendment, the Turnover date, as defined in the Declaration, has not occurred and Declarant as the Developer referenced in the Declaration is authorized to enter into, record and effectuate this First Amendment pursuant to the terms of the Declaration including, but not limited to, the provisions found in Article X Section 10 paragraph 10.2, of the Declaration; and

WHEREAS, Declarant desires to amend the Declaration to alter the provisions of the Declaration related to the type of fences that can be constructed on lots in the community; and

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference and all terms as defined in the foregoing recitals are incorporated herein as if fully set forth in this section. All other terms shall have their meanings as set forth in the Declaration, and this First Amendment.

2. Amendments and Revisions to Article XIII, Section 16, Fences:

The text of the second sentence of the first paragraph in Section 16 shall be modified and amended as follows:

All fences, except those abutting a lake, shall be ~~black open picket metal fences or fences~~ constructed in shadow box or stockade style, ~~using one-inch (1") thick wood~~ using beige vinyl material or of a design and material approved in advance by the ARC.

3. No Other Amendments. Except as expressly modified herein, all provisions of the Declaration shall remain valid and in full force and effect.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names and their seals to be affixed as of the day and year first above written:

Signed, sealed and delivered
In our presence as witnesses:

Gillespie Gardens, LLC

[Signature]
Printed Name: Walter Laughlin

By: David M. Matthews
David Matthews
Its: Manager

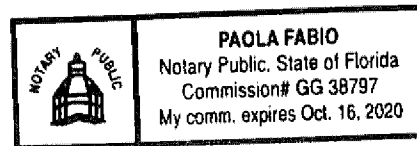
[Signature]
Printed Name: Paolo Fabio

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1 day of June, 2017 by David Matthews, the Manager of Gillespie Gardens, LLC, who is personally known to me or who X has produced FUDC as identification and who X did or did not take an oath.

[Signature]
Notary Public
My Commission expires Oct 16, 2020

SEAL



FOR ACKNOWLEDGMENT PURPOSES ONLY:

Signed, sealed and delivered
In our presence as witnesses:

GILLESPIE GARDENS HOMEOWNER'S
ASSOCIATION, INC.

[Signature]
Printed Name: Vivienne Loughran

By: [Signature]
David Matthews
Its: President

[Signature]
Printed Name: Paola Fabio

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1 day of June, 2011 by David Matthews, the President of Gillespie Gardens Homeowner's Association, Inc., who is personally known to me or who X has produced FDL as identification and who X did or did not take an oath.

[Signature]
Notary Public
My Commission expires Oct 16 2020

SEAL

