

Prepared By and Return To:
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HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HUNTERS RIDGE
TO ANNEX
HUNTERS RIDGE UNIT THREE

THIS ANNEXATION AND AMENDMENT is made on the date hereinafter set forth by HERITAGE LAND GROUP, INC., a Florida corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant herein is the Declarant in the Declaration of Covenants, Conditions and Restrictions for Hunters Ridge recorded in Official Records Volume 7825, at page 1260, of the current public records of Duval County, Florida as subsequently amended (the "Declaration"); and

WHEREAS, pursuant to the provisions of the Declaration the Declarant is authorized to amend the Declaration; and

WHEREAS, Declarant is the owner of all those certain properties in Duval County, Florida, being more particularly described as:

Hunters Ridge Unit Three, according to the plat thereof recorded in Plat Book 49, pages 54, 54A, 54B and 54C, of the current public records of Duval County, Florida ("Hunters Ridge Unit Three"); and

WHEREAS, Declarant is desirous of amending the Declaration to subject all of the lots in Hunters Ridge Unit Three to the Declaration; and

WHEREAS, Declarant is desirous of amending the Declaration to set forth the particular restrictions pertaining to those areas on the plat(s) of the Property labeled "Natural Buffer".

NOW, THEREFORE, in consideration of the premises, the Declarant hereby declares:

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4. Except as amended hereby, the Declaration shall remain in full force and effect as previously recorded and amended.

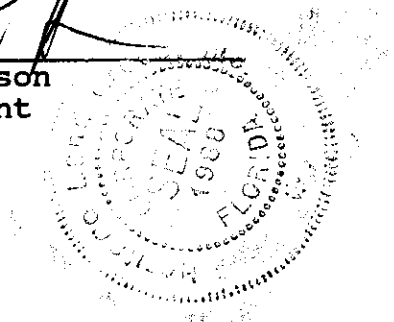
IN WITNESS WHEREOF, the Declarant has executed this instrument this 29 day of December, 1994.

Signed, sealed and delivered in the presence of:

Elinore C. Cox
ELINORE C. COX
Gregory A. Bowles
GREGORY A. BOWLES

HERITAGE LAND GROUP, INC.

By: Donald P. Hinson
Donald P. Hinson
Its President



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of December, 1994, by Donald P. Hinson, as President of HERITAGE LAND GROUP, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

Deborah H. Dunbar
Notary Public, State of Florida

My commission expires:



DEBORAH H DUNBAR
My Commission CC280681
Expires May 25, 1997
Bonded by ANB
800-852-5878

1. That all lots in Hunters Ridge Unit Three shall be held, sold, and conveyed subject to all of the terms, easements, restrictions, covenants and conditions as set forth in the Declaration.

2. The definition of "Property" set forth in paragraph 3 of Article I of the Declaration and as used throughout the Declaration is hereby amended to include the above described Hunters Ridge Unit Three.

3. The Declarant hereby amends the Declaration to add the following paragraph to Article V thereof:

"35. Vegetative Natural Buffer Easement. There shall be set aside a permanent vegetative natural buffer (the "Buffer") over that portion of the properties shown on the plat(s) as "Vegetative Natural Buffer Easement". This Buffer is a part of the surface water management system permitted by the St. Johns River Water Management District. The purpose of this Buffer is to detain and treat stormwater prior to drainage offsite. The following activities are prohibited within this Buffer: filling or excavation, planting, sodding or removing vegetation, irrigation, or construction of fences which impede the flow of surface water.

No alteration of the Buffer shall be authorized without prior written authorization from the St. Johns River Water Management District. Any damage to any Buffer, whether caused by natural or human-induced phenomena, shall be repaired and the Buffer returned to its former condition as soon as possible by the owner(s) of the lot(s) upon which the Buffer is located."

The 10' Non-Access & Natural Buffer shown on Lots 1, 2, 3, 4, 5, 6, 149, 150, 151 and 152, in the plat of Hunters Ridge Unit One recorded in Plat book 48, pages 79, 79A, 79B and 79C, of the current public records of Duval County, Florida, is not a part of the above described Vegetative Natural Buffer Easement.