Doc # 2017105619, OR BK 17972 Page 1923, Number Pages: 5, Recorded 05/05/2017 at 04:09 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $44.00

This instrument prepared by and return to:

Charles L. Gibbs
Driver, McAfee, Peek & Hawthorne, P.L.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE BLUFFS ON PLUMMERS COVE

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE BLUFFS ON PLUMMERS COVE (this "**Amendment**"), is made as of the 14th day of April, 2017, by **ELACORA PLUMMERS COVE, LLC**, a Colorado limited liability company (the "**Developer**") and **DREAM FINDERS HOMES, LLC**, a Florida limited liability company (collectively, the "**Parties**").

BACKGROUND FACTS

A. Developer signed and recorded that certain Declaration of Covenants and Restrictions for The Bluffs on Plummers Cove, as recorded in Official Records Book 17464, page 1272, public records of Duval County, Florida (the "**Declaration**").

B. The Parties constitute all of the Owners of the Lots affected by the Declaration, and each Owner, including the Developer, is a member of the Association.

C. By a vote of a majority of the of the members of the Association cast at a special meeting of the members duly called, the members of the Association voted to amend the Declaration as more fully set forth in this Amendment.

AMENDMENT

In accordance with the terms of the Declaration, the Declaration is hereby amended as follows:

1. Background Facts. The Background Facts as set forth above are agreed to be true and correct and are incorporated herein by this reference. All terms not defined in this Amendment shall have the meanings set forth in the Declaration.

2. Architectural Control. In addition to Developer's rights pursuant to Article VI of the Declaration, the Developer has adopted certain Architectural Criteria pursuant to Section 6.2 of the Declaration. The Architectural Criteria shall be maintained with the official records of the Association.

3. Calculation and Collection of Assessments. The second sentence of Section 7.3(a) of the Declaration is hereby amended in part as follows:

> "The initial annual assessment amount allocated to each Lot shall not exceed $1,200.00 per Lot."

4. Effect. Except as specifically amended herein, the Declaration shall remain in full force and effect. This Amendment shall be binding on the successors and assigns of the Parties and shall be construed, enforced and interpreted in accordance with the laws of the State of Florida.

5. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute one and the same Amendment.

[Signatures begin on the following pages.]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ELACORA PLUMMERS COVE, LLC, a Colorado limited liability company

By: _____
Named: SHARON K Eshima
Title: manager

_____
David Nash
(Print or Type Name)

_____
Ryan Atkin
(Print or Type Name)

STATE OF Colorado
COUNTY OF Boulder

The foregoing instrument was acknowledged before me this 14 day of April, 2017, by Sharon K Eshima, as manager of ELACORA PLUMMERS COVE, LLC, a Colorado limited liability company, on behalf of the limited liability company. He is personally known to me or produced _____ as identification.

SARAH GEHRINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144019672
MY COMMISSION EXPIRES MAY 22, 2018

_____
NOTARY PUBLIC
Print Name: Sarah Gehringer
Serial Number: 20144019672
My Commission Expires: 5-22-18

Signed, sealed and delivered in the presence of:

Robert Hughes
(Print or Type Name)

Linda J. Richardson
(Print or Type Name)

DREAM FINDERS HOMES, LLC, a Florida limited liability company

By: _____
Named: Betty C. McGraw
Title: Vice President

LINDA JAYNE RICHARDSON
Commission # FF 023388
Expires June 3, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 4th day of ~~April~~ May, 2017, by Betty C. McGraw, as Vice President of DREAM FINDERS HOMES, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or produced _____ as identification.

LINDA JAYNE RICHARDSON
Commission # FF 023388
Expires June 3, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

_____
NOTARY PUBLIC
Print Name: Linda Jayne Richardson
~~Serial~~ Number: FF 023388
My Commission Expires: June 3, 2017

THE BLUFFS ON PLUMMERS COVE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit

By: _____
Named: Ryan Atkin
Title: Director

David Nash
(Print or Type Name)

Alex Wheeler
(Print or Type Name)

STATE OF Colorado
COUNTY OF Boulder

The foregoing instrument was acknowledged before me this 14 day of April, 2017, by Ryan Atkin, as Director of THE BLUFFS ON PLUMMERS COVE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me or produced _____ as identification.

SARAH GEHRINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144019672
MY COMMISSION EXPIRES MAY 22, 2018

_____
NOTARY PUBLIC
Print Name: Sarah Gehringer
Serial Number: 20144019672
My Commission Expires: 5/22/18