

Prepared by and returned to:  
Gregory E. Matovina  
Matovina & Company  
2955 Hartley Road, Suite 108  
Jacksonville, Florida

FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
TIMOTHY'S LANDING

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMOTHY'S LANDING (the "First Amendment") is made this 1<sup>st</sup> day of August, 2014 by Timothy's Landing, LLP, a Florida limited liability partnership, ("Timothy's Landing"), having an address at 2955 Hartley Road, Suite 108, Jacksonville, FL 32257.

RECITALS

A. Timothy's Landing has executed the Declaration of Covenants, Conditions and Restrictions for Timothy's Landing (the "Declaration") and recorded the Declaration at Official Records Book 12131, Page 1380, et. seq., of the current public records of Duval County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Timothy's Landing Unit Two, as recorded in Official Records Book 12605, Page 1491, et. seq., of the current public records of Duval County, Florida.

B. Article VI, Section 35, of the Declaration provides that Timothy's Landing (Declarant) may amend the covenants and restrictions provided that all such amendments conform to the general purposes and standards of the Declaration and may include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the property being conveyed which do not lower the standards of the Declaration.

C. Timothy's Landing is desirous of amending Article II, "Membership and Voting Rights", Section 2, paragraph (b)(3), of the Declaration to increase the number of years from ten (10) to twenty (20) and to make this change effective for all of the Property heretofore subjected to the Declaration.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, Timothy's Landing hereby amends the Declaration by the following:

Article II, Section 2, Paragraph (b)(3), is hereby amended to read as follows: "Twenty (20) years from the date of recording this Declaration."

Capitalized terms as used herein shall have the same meaning as set forth in the Declaration unless otherwise indicated.

IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date first written above.

Signed, sealed and delivered  
In the presence of

TIMOTHY'S LANDING, LLP,  
a Florida limited liability partnership

*Kathy Williford*  
Print name: Kathy Williford

*Gregory E. Matovina*  
Gregory E. Matovina  
Managing Partner

*Sara J. Hall*  
Print name: Sara J. Hall

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August 2014 by Gregory E. Matovina, as Managing Partner of Timothy's Landing, LLP, a Florida limited liability partnership, on behalf of the company. He is personally known to me and did not take an oath.

*Sharon A. Hudson*  
Print name: Sharon A. HUDSON  
NOTARY PUBLIC STATE OF  
FLORIDA  
My commission expires:  
Commission Number:

