

PREPARED BY AND TO BE RETURNED TO:
Robert S. Freedman, Esquire
Carlton Fields Jordan Burt, P.A.
4221 W. Boy Scout Blvd, Suite 1000
Tampa, Florida 33607
(813) 223-7000

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
VISTA POINTE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VISTA POINTE ("First Amendment") is made by KB HOME JACKSONVILLE LLC, a Delaware limited liability company authorized to do business in Florida ("KB").

WITNESSETH:

WHEREAS, the Declaration of Covenants and Restrictions for Vista Pointe was recorded on March 1, 2016, in Official Records Book 17477, Page 1903, public records of Duval County, Florida, as has been supplemented from time to time (collectively, the "Declaration"); and

WHEREAS, KB is the "Declarant" under the Declaration; and

WHEREAS, pursuant to Section 15.2 of the Declaration, Declarant has the right to unilaterally amend the Declaration prior to termination of the Class B membership; and

WHEREAS, the Class B membership has not been terminated as of the effective date hereof; and

WHEREAS, Declarant now desires to amend the Declaration, more specifically Exhibit "E" thereto, to modify architectural review guidelines pertaining to fences, as more particularly provided hereinafter;

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

1. The foregoing recitals are true and correct and are deemed incorporated herein as if fully stated hereinafter.
2. All defined terms contained in this First Amendment shall have the meaning ascribed thereto in the Declaration, unless otherwise specifically defined herein.
3. Exhibit "E" to the Declaration contains the Initial ARC Guidelines. On that particular page of the Initial ARC Guidelines as recorded in Official Records Book 17477, Page 1994, public records of Duval County, Florida, the section entitled "Fences" is hereby deleted, and is replaced with those particular Fence guidelines attached hereto and made a part hereof. Hereinafter, all references to Exhibit "E" shall mean and include the Fence guidelines attached to this First Amendment.
4. Except as modified by this First Amendment, the Declaration remains valid and in full force and effect. In the event of a conflict between the provisions of this First Amendment and the provisions of the Declaration prior to the effective date hereof, the provisions of this First Amendment shall control.

IN WITNESS WHEREOF, KB, as Declarant under the Declaration, has caused this First Amendment to be executed by its authorized representative and affixed its corporate seal as of this 6th day of June, 2016.

WITNESSES:

KB Home Jacksonville LLC, a Delaware limited liability company authorized to do business in Florida.

Signature: [Signature]
Printed Name: Derek Citino

By: [Signature]
Wes Hinton
Vice President, Land Development

Signature: [Signature]
Printed Name: Lisa Bianchi

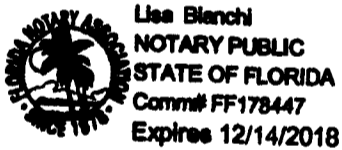
SEAL

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Wes Hinton, Vice President, Land Development of KB Home Jacksonville LLC, a Delaware limited liability company authorized to do business in Florida. He is personally known to me or has produced _____ as identification.

My Commission Expires: 12/14/18

[Signature]
(Signature)
Name: Lisa Bianchi
(Legibly Printed)



Notary Public, State of Florida
FF178447
(Commission Number, if any)

Fence Guidelines

Fences (Exhibit D)

1. All fence installations must be approved prior to installation.
2. Fences should not encroach into drainage or lake maintenance easements.
3. Style: 6' Vinyl (almond-colored) on all lots is the sole approved style.
4. General setback is 20' from the front corner of the house. This requirement may vary depending upon the placement of the adjoining lots and subject to ARC approval.
5. Landscaping of the exterior of the fence is required.