

Prepared by and Record and
Return to:

Mark C. Dearing, Esq.
4220 Race Track Road
St. Johns, FL 32259

**AMENDMENT TO DECLARATION OF COVENANTS,
AND RESTRICTIONS FOR
WINCHESTER RIDGE PHASE 2**

This instrument ("**Amendment**") is made as of this 31 day of Sept, 2020 by D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation ("**Declarant**"), whose principal office is located at 4220 Race Track Road, St. Johns, Florida 32259, and joined in by WINCHESTER RIDGE PHASE 2 OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit ("**Association**").

WHEREAS, Declarant holds all rights as "Declarant" under that certain Declaration of Covenants and Restrictions for Winchester Ridge Phase 2, recorded in Official Records Book 18756, Page 1841 of the Public Records of Duval County, Florida (the "**Declaration**"); and

WHEREAS, the Declaration provides in Article XIV, Section 10, that Declarant may amend the Declaration so long as Declarant holds title to any Lot or Unit affected by the Declaration; and

WHEREAS, Declarant is the sole Declarant with any ownership interest remaining affected by the Declaration;
and

WHEREAS, Declarant desires to amend the Declaration with regard to certain matters contained therein;

NOW, THEREFORE, Declarant hereby declares that the Declaration is hereby amended as follows:

1. The recitations set forth herein are true and correct and are incorporated herein by reference.
2. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.
3. The Declaration is hereby amended to provide that the terms of Article 8, Section 6 of the Declaration shall not apply to any of the Lots or Units within any of the Future Development Property subjected by Declarant to the terms, conditions and obligations of the Declaration in accordance with Article 4, Section 3 of the Declaration.
4. This Amendment shall become effective upon recording in the Public Records of Duval County, Florida.
5. The invalidity of any part of this Amendment shall not impair or affect in any manner the validity, enforceability, or effect of the balance of the Amendment which shall remain in full force and effect.
6. In the event of any conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control. Except as expressly modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, this Amendment has been signed by Declarant and joined in by the Association on the respective dates set forth below.

WITNESSES AS TO DECLARANT:

Sarah Wicker
Print Name: Sarah Wicker

Deborah McClure
Print Name: Deborah McClure

DECLARANT:

D.R. HORTON, INC. -- JACKSONVILLE, a Delaware corporation

By: *[Signature]*
John E. Zakoske, Vice President

[SEAL]

STATE OF FLORIDA)
) SS
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me, by physical presence, this 21 day of Sept, ~~2030~~, by John E. Zakoske, the Vice President of D.R. HORTON, INC.-JACKSONVILLE, a Delaware corporation, on behalf of the corporation, who is personally known to me, who affixed thereto the seal of the corporation.



DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded Thru Budget Notary Services

Deborah McClure
Notary Public, State and County Aforesaid
Print Name: Deborah E McClure
Commission Number: _____
My Commission Expires: _____

[ACKNOWLEDGEMENTS CONTINUED ON NEXT PAGE]

WITNESSES AS TO ASSOCIATION:

[Signature]
Print Name: Mark Deering

[Signature]
Print Name: Anthony Scop

ASSOCIATION:

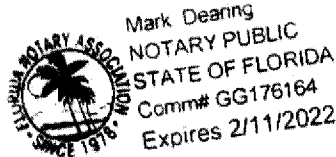
WINCHESTER RIDGE PHASE 2 OWNERS ASSOCIATION, INC.,
a Florida corporation not for profit

By: *[Signature]*
Deborah E. McClure, President

[SEAL]

STATE OF FLORIDA)
) SS
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me, by physical presence, this 21 day of SEP., 2020, by Deborah E. McClure, the President of Winchester Ridge Phase 2 Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me, who affixed thereto the seal of the corporation.



[Signature]
Notary Public, State and County Aforesaid
Print Name: _____
Commission Number: _____
My Commission Expires: _____