

Prepared by:  
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81 King Street, Suite A  
St. Augustine, Florida 32084

**FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
WOODLANDS AND NOTICE OF ASSESSMENTS FOR WOODLANDS  
HOMEOWNERS ASSOCIATION OF DUVAL, INC.**

This First Amendment to DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOODLANDS AND NOTICE OF ASSESSMENTS FOR WOODLANDS HOMEOWNERS ASSOCIATION OF DUVAL, INC. ("Amendment") is made this 22<sup>nd</sup> day of June, 2016, by Richmond American Homes of Florida, L.P., a Colorado limited partnership ("Declarant").

**RECITALS:**

A. The Declaration of Covenants, Conditions, Restrictions and Easements For Woodlands and Notice of Assessments for Woodlands Homeowners Association of Duval, Inc. was recorded on June 20, 2016 in Official Records Book 17603, Pages 316-363, Duval County, Florida Public Records (the "Declaration").

B. The legal description of the Property (as that term is defined in the Declaration) recorded with the Declaration recited a metes and bounds description which contained a scrivener's error.

C. Declarant desires to correct the scrivener's error by substituting the legal description attached hereto as Exhibit "A."

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations paid, Declarant hereby amends the Declaration as follows:

1. Declarant hereby confirms the above-stated recitals are true and correct. To the extent not otherwise defined herein, all capitalized terms contained in this Amendment shall have the same meanings as such terms are defined by the Declaration.
2. Exhibit A to the Declaration is hereby amended to substitute the legal description attached hereto as "Exhibit A."

IN WITNESS WHEREOF, this First Amendment to Declaration has been executed on the day and year first above written.

EXECUTED as of the date first above written.

Witnessed by:

**RICHMOND AMERICAN HOMES OF FLORIDA, L.P., a Colorado limited partnership**

By: RAH of Florida, Inc., a Colorado corporation  
Its: General Partner

Will Keller  
Name: Will Keller

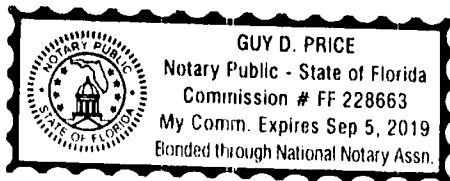
By: Ekaterina Schwallie  
Name: Ekaterina Schwallie  
Title: Jacksonville Division President

Melissa Ocasio  
Name: Melissa Ocasio

STATE OF FLORIDA

COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 3rd day of June, 2016, by Ekaterina Schwallie, as Jacksonville Division President of RAH of Florida, Inc., a Colorado corporation, General Partner of RICHMOND AMERICAN HOMES OF FLORIDA, L.P., a Colorado limited partnership, on behalf of said partnership. She is personally known to me.



Guy D. Price  
Name: Guy D. Price  
Notary Public, State of Florida  
Commission No. FF 228663  
My commission expires: 9-5-19

Exhibit "A"  
Corrected Legal Description

PARCEL 1:

The South half (S 1/2) of Lot Eighteen (18), of A. B. Campbell's Subdivision of Tiger Hole Plantation, according to plat thereof recorded in Deed Book AQ, Page 260, of the former public records of Duval County, Florida, said subdivision being a part of Section 52, Township 2 South, Range 27 East, City of Jacksonville, Duval County, Florida.

Except that part of Lot 18 described in Deed Book 1657, page 502, Official Records Book 8527, page 1326, and Official Records Book 15321, page 709, in the public records of Duval County, Florida.

PARCEL 2:

Lot 10, Block 1, Fairmont Addition, according to the map or plat thereof, as recorded in Plat Book 21, page(s) 55, of the public records of Duval County, Florida.

SAID PARCELS 1 AND 2 ALSO BEING DESCRIBED AS FOLLOWS:

WALTON HILLS

A parcel of land lying in the South 1/2 of Lot 18 of A.B. Campbell's Subdivision of Tiger Hole Plantation as per plat recorded in Deed Book AQ, pages 260 & 261 of the former public records of Duval County, Florida, also Lot 10, Block 1 of Fairmont Addition as per plat recorded in Plat Book 21, page 55 of the current public records of Duval County, Florida, all lying in Section 56, Township 3 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

Beginning at the Southwest corner of Block 2 of Fairmont as per plat recorded in Plat Book 20, page 85 of the current public records of said county and run North 89°47'50" East, along the Southerly boundary of said Block 2, a distance of 326.61 feet; thence South 01°02'25" East, 639.30 feet to the Northerly right of way line of Hilsdale Road (a 60 foot right of way as now exists); thence South 89°04'09" West, along said Northerly right of way line, 344.47 feet to the Southeast corner of Block 1 of Fairmont Addition as per plat recorded in Plat Book 21, page 55 of said current public records of Duval County; thence North 00°12'07" West, along the Easterly boundary of said Block 1, a distance of 307.37 feet to the Southeast corner of Lot 10, Block 1 of said Fairmont Addition; thence South 88°59'44" West, along the Southerly boundary of said Lot 10, a distance of 153.53 feet to the Easterly right of way line of Rex Drive (a 60 foot right of way as now exists); thence North 01°09'50" West, along said Easterly right of way line, 101.39 feet to the Northwest corner of said Lot 10; thence North 89°04'20" East, along the Northerly boundary of said Lot 10, a distance of 155.59 feet to aforesaid Easterly boundary of Block 1; thence North 01°46'30" East, along said Easterly boundary of Block 1, a distance of 235.18 feet to the Point of Beginning.

As corrected by Surveyor's Affidavit recorded in Book 17560, Page 2111 of the Official Records of Duval County, Florida.

The Property pursuant to the Legal Description as corrected by Surveyor's Affidavit is now described as follows on the next page:

**PARCEL 1:**

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Except that part of Lot 18 described in Deed Book 1657, page 502, Official Records Book 8527, page 1326, and Official Records Book 15321, page 709, in the public records of Duval County, Florida.

**PARCEL 2:**

Lot 10, Block 1, Fairmont Addition, according to the map or plat thereof, as recorded in Plat Book 21, page(s) 55, of the public records of Duval County, Florida.

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Beginning at the Southwest corner of Block 2 of Fairmont as per plat recorded in Plat Book 20, page 85 of the current public records of said county and run North 89°47'50" East, along the Southerly boundary of said Block 2, a distance of 326.61 feet; thence South 01°02'25" East, 639.30 feet to the Northerly right of way line of Hillsdale Road (a 60 foot right of way as now exists); thence South 89°04'09" West, along said Northerly right of way line, 344.47 feet to the Southeast corner of Block 1 of Fairmont Addition as per plat recorded in Plat Book 21, page 55 of said current public records of Duval County; thence North 00°12'07" West, along the Easterly boundary of said Block 1, a distance of 307.37 feet to the Southeast corner of Lot 10, Block 1 of said Fairmont Addition; thence South 88°59'44" West, along the Southerly boundary of said Lot 10, a distance of 153.53 feet to the Easterly right of way line of Rex Drive (a 60 foot right of way as now exists); thence North 01°09'50" West, along said Easterly right of way line, 101.39 feet to the Northwest corner of said Lot 10; thence North 89°04'20" East, along the Northerly boundary of said Lot 10, a distance of 155.59 feet to aforesaid Easterly boundary of Block 1; thence North 01°46'30" East, along said Easterly boundary of Block 1, a distance of 235.18 feet to the Point of Beginning.