

**FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR OXFORD ESTATES**

THIS FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR OXFORD ESTATES (this "Fifth Amendment") is made effective as of July, 20, 2017, by **OXFORD ESTATES, LLC**, a Florida Limited Liability company (the "Declarant").

RECITALS:

- A. The Declaration of Covenants, Conditions, Easements and Restrictions for Oxford Estates is recorded in Official Records Book 3896, at page 760, of the public records of St. Johns County, Florida, as amended by that certain Amendment of Declaration of Covenants and Restrictions for Oxford Estates recorded in Official Records Book 4362, Page 36, of the public records of St. Johns County, Florida (collectively the "Declaration").
- B. Pursuant to Article VIII, Section 3, the Declarant reserves and shall have the sole right to amend the Declaration.
- C. To facilitate the continuation of the common scheme of development evidenced by the Declaration and the plats and other documents referenced therein, Declarant desires to amend the Declaration as more particularly described hereafter, which Third Amendment also conforms to the general purposes and standards of the provisions contained in the Declaration.

NOW THEREFORE, the 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. **Article III Section 8 – Initial Capital Contributions – Contribution Charge.** Article III, Section 8, of the Declaration is hereby amended in its entirety as follows:

Section 8. INITIAL CAPITAL CONTRIBUTIONS. The charge for initial capital contribution shall be a minimum of Three Hundred and no/100 (\$300.00) for all conveyances of title to any Lot to any person other than Declarant or a Builder. The charge for such capital contributions shall be a one-time payment due and payable to the Association by the Owner of such Lot at the time of conveyance of title to a Lot to such Owner and such payment shall be accompanied by a copy of the deed evidencing such conveyance. Notwithstanding anything that may be contained to the contrary herein, this provision for capital contribution shall not apply to any conveyance of a Lot by Declarant to a Builder and shall not apply to any person or entity that acquires title to a Lot as a result of foreclosure of a mortgage or any proceedings in lieu thereof, but upon the subsequent conveyance of such Lot by such builder or lender the capital contribution shall be due and payable as aforesaid. The Capital Contribution does not apply to the developer or builders acquisition of title to a lot prior to turnover.

3. Except as specifically amended hereby, all terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date and year first above written.

Signed, sealed and delivered
In the presence of:

M. Victoria Hale
Witness Name: M. Victoria Hale

Donna Passmore
Witness Name: DONNA PASSMORE

OXFORD ESTATES, LLC, a Florida limited
Liability company

By: _____
Name: John N Day
Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of July, 2017, by John N. Day, as Manager Member of **OXFORD ESTATES, LLC** a Florida limited liability company, on behalf of the company, who is X personally known to me or _____ produced _____ as identification.

Donna Passmore
Notary Public, State of Florida at Large
Print Name: DONNA PASSMORE
Commission # FF914862
My Commission Expires: 10/12/19

