

Instr #2016048419 BK: 4230 PG: 1478, Filed & Recorded: 7/28/2016 11:56 AM #Pgs:3  
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00

THIS DOCUMENT PREPARED BY  
AND TO BE RETURNED TO:

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Shutts & Bowen LLP  
300 S. Orange Avenue  
Suite 1000  
Orlando, Florida 32801

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR THE RESERVE AT GREENBRIAR**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE RESERVE AT GREENBRIAR ("**Second Amendment**") is made this 27 day of July, 2016 by the MATTAMY FLORIDA LLC, a Delaware limited liability company, successor by conversion to MATTAMY (JACKSONVILLE) PARTNERSHIP, a Florida general partnership ("**Mattamy**").

**RECITALS**

1. This Second Amendment is made to that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Reserve at Greenbriar, recorded on July 19, 2012, in Official Records Book 3589, Page 676, of the Public Records of St. Johns County, Florida, amended by that certain Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for the Reserve at Greenbriar dated May 28, 2013 recorded June 5, 2013 in Official Records Book 3740, Page 1237, Public Records of St. Johns County, Florida, ("**Amendment**"), and as subsequently amended and/or supplemented from time to time (collectively, the "**Declaration**") for that certain residential development in St. Johns County, Florida, more commonly referred to as the Reserve at Greenbriar.

2. Mattamy owns and holds all rights and interests as Developer under the Declaration, pursuant to that certain Assignment of Developer's Rights, by Worthington Development, LLC, a Florida limited liability company to Mattamy (Jacksonville) Partnership, a Florida general partnership, dated July 25, 2012, recorded on July 27, 2012 in Official Records Book 3592, Page 1177, Public Records of St. Johns County Florida ("**Assignment**").

3. Mattamy, as Developer under the Declaration, and pursuant to the terms, conditions and restrictions of the Declaration including without limitation the provisions of Section 11.11.1 of the Declaration, Developer desires to amend the Declaration as more particularly set forth below.

4. The capitalized and defined terms set forth herein shall have the meanings ascribed to them in the Declaration unless expressly modified herein.

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BK: 4230 PG: 1479

**NOW THEREFORE**, Mattamy as the Developer declares that the Declaration is amended and modified as set forth herein:

1. **Recitals**. The above recitals are true and correct and are expressly incorporated herein by this reference.

2. **Deletion of Private Road Provisions**. The roadways within the Subdivision have been dedicated by Plat to St. Johns County and St. Johns County has accepted the maintenance obligations for the roadways within the Subdivision. Consequently, the roadways are not private and are not: (i) owned by the Association; and (ii) the Association's obligation to maintain or repair. To properly reflect that the roadways within the Subdivision are public roadways and not private roadways the Developer hereby amends the Declaration as follows:

1. Section 3 of the Amendment is hereby deleted in its entirety.

2. Section 6 of the Amendment, revising Article V of the Declaration is hereby deleted in its entirety.

3. Section 7 of the Amendment revising Article II of the Declaration is hereby deleted in its entirety.

4. Section 9 of the Amendment revising Article XI of the Declaration is deleted in its entirety.

The deleted sections of the Amendment shall no longer be deemed to modify or alter the terms, provisions, or restrictions of the Declaration.

3. **Miscellaneous**. Except as expressly modified herein, all other terms of the Declaration shall remain in full force and effect.

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BK: 4230 PG: 1480

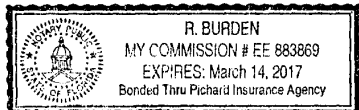
MATTAMY FLORIDA LLC, a Delaware limited liability company

By: Cliff Nelson  
Name: Cliff Nelson  
Title: V.P.

Date: 7/27, 2016

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 27 day of July, 2016, by Cliff Nelson as VP of MATTAMY FLORIDA LLC, a Delaware limited liability company successor by conversion to MATTAMY (JACKSONVILLE) PARTNERSHIP, a Florida general partnership, on behalf of the company. He/she/they is/are () personally known to me or ( ) has/have produced \_\_\_\_\_ as identification.



R. Burden  
Notary Public, State of Florida  
Print Name: R. Burden  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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