

**THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:**

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**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF COVENANTS AND RESTRICTIONS FOR THE
SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.**

THIS FIRST AMENDMENT to the Amended and Restated Declaration of Covenants and Restrictions for the Sawmill Lakes Maintenance Association, Inc. as recorded in Official Records Book 1882, page 624 et seq. of the public records of St. Johns County, Florida (the "Declaration"), is made effective this 13 day of December 2016 by SAWMILL LAKES MAINTENANCE ASSOCIATION, INC., a Florida non profit corporation (the "Association").

RECITALS:

WHEREAS, the Association executed and caused to be recorded the Declaration in Official Records Book 1882, Page 624 et seq. of the public records of St. Johns County, Florida. The real property which is subject to the Declaration is defined therein and is referred to herein as the "Property"; and

WHEREAS, pursuant to the provisions of Article XIII, Section 5 of the Declaration and Section 720.306, Florida Statutes, the Declaration may be amended if the amendment is approved by the Owners holding not less than 66 2/3% vote of a quorum of the members present at a duly called meeting of the Association; and

WHEREAS, the Association has properly obtained the approval of the required number of the Owners of the Association at a duly called meeting at which quorum was present;

NOW, THEREFORE, in consideration of the premises, the Association hereby amends the Declaration as follows:

1. The above recitals are true and correct. All defined terms contained in this First Amendment shall have the same meanings as such terms are defined by the Declaration.

1. Article V, Section 8 is hereby amended, restated and replaced in its entirety as follows:

ARTICLE V

Section 8. Subordination of the Lien to First Mortgages.

The lien of the assessments and other charges as provided for in this Article shall be subordinate to the lien of any first mortgage (recorded prior to recordation by the Association of a claim of lien) and which is now or hereafter placed upon any property subject to assessment. As to all other mortgages, liens or interests, the lien of the Association (whether recorded or not) is effective from and shall relate back to the date on which the original declaration of the community was recorded and therefore shall be superior to all such interests recorded after the date the original declaration was recorded. The sale or transfer of any Lot shall not affect the lien. However, any such first mortgage holder who takes title to a Lot pursuant to judicial or non-judicial foreclosure sale or by a deed in lieu of foreclosure shall take title subject to the lien only to the extent of the amount due pursuant to Section 720.3085, Florida Statutes, as subsequently amended, or the Lot's unpaid common expenses and regular periodic or special assessments that accrued or came due during the 12 months immediately preceding the acquisition of title (or prior to the Association's acquisition of title, if title was acquired from the Association) and for which payment in full has not been received by the Association, whichever is more.

2. Except as modified in this instrument, all terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this First Amendment to the Amended and Restated Declaration of Covenants and Restrictions to be executed effective as of the date and year first above written above, which amendment has been adopted by the Board of Directors of the Corporation at a duly called and constituted meeting and approved by the members of the Corporation who were required to vote and approve such an amendment.

Signed, sealed and delivered
in the presence of:

Dorothy Guse
Printed Name: Dorothy Guse
Deborah Kotetes
Printed Name: Deborah Kotetes

**SAWMILL LAKES MAINTENANCE
ASSOCIATION, INC.,**
a Florida Not for Profit Corporation,

By: Diana Rawle
Printed Name: DIANA RAWLE
Its: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS Duval

The foregoing instrument was acknowledged before me this 18 day of April 2016, by Diana Rawle, as the President of Sawmill Lakes Maintenance Association, Inc., a Florida non profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Peggy M. Paris
NOTARY PUBLIC



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