

Prepared by and return to:  
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Jacksonville, FL 32217

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR ST JOHNS LANDING ESTATES**

**THIS SECOND AMENDMENT TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ST JOHNS LANDING ESTATES** ("Second Amendment") is made and executed this 13<sup>th</sup> Day of February, 2008 by **Walter T. Boney**, ("Declarant").

**WHEREAS**, Declarant executed that certain Declaration of Covenants, Conditions, Easements and Restrictions for St Johns Landing Estates, recorded in Official Records Book 10623, at Page 149, Records Book 12313, at Page 1811, Records Book 12104, at Page 1393, and Records Book 14212, at Page 672 of the Public Records of Duval County, Florida ("Declaration"); and

**WHEREAS** pursuant to authority granted to it in ARTICLE IX – GENERAL PROVISIONS, Section 4 RESERVATIONS (b) of the Declaration, desires to amend the Declaration to modify, clarify and otherwise conform the terms and provisions of the Declaration.

**NOW THEREFORE**, the undersigned Declarant hereby declares as follows:

A. In the event the terms and provisions of this Second Amendment should conflict with the terms and provisions of the Declaration, the terms and provisions of this Second Amendment shall control.

Article III, Covenant for Maintenance Assessments, Section 11, Capital Contributions, is hereby amended by **replacing** the existing language with the following language in its place:

**"Upon conveyance of title to any Lot within St Johns Landing Estates, the Association is entitled to collect a Capital Contribution in the amount of Two Thousand Five Hundred Dollars (\$2,500.00).**

B. Except as expressly amended and modified hereby the Declaration shall remain in full force and effect in accordance with the terms and provisions thereof.

**IN WITNESS WHEREOF**, this Second Amendment has been executed as of the date first set forth above by the Declarant herein, has hereunto set its hand and seal this 13<sup>th</sup> day of February, 2008.

Signed, sealed and delivered  
In the Presence Of:

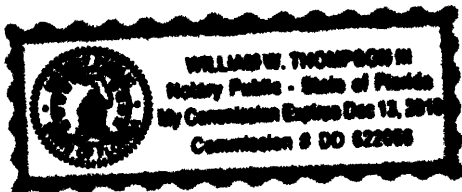
[Signature]  
Printed Name: Jeffery A. Barron

[Signature]  
Walter T. Boney

[Signature]  
Printed Name: JEFFERY A. BARRON

**STATE OF FLORIDA  
County of Duval**

The foregoing was acknowledged before me this 12 day of Feb, 2008 by Walter T. Boney, to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged the execution thereof to be his own free act and deed.



[Signature]  
Notary Public, State of Florida  
My Commission Expires: 12-13-10