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This Instrument Prepared By:  
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St. Augustine, Florida 32085-3007  
FN: 2-06-587

**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
FLEMING ISLAND PLANTATION OWNERS ASSOCIATION, INC.**

This amendment to the Declaration of Covenants, Conditions and Restrictions for Fleming Island Owners Association, Inc., recorded in Official Records Book 1834, Pages 0819 through 0873, as amended by amendments recorded in Official Records Book 1845, Page 0001; Book 2048, Page 1317; Book 2093, Page 0604; and Book 2144, Page 2199; and as supplemented by supplements recorded in Official Records Book 1835, Page 1572; Book 1858, Page 0976; Book 1863, Page 1410; Book 1904, Page 1733; Book 1925, Page 0009; Book 1995, Page 1363; Book 2148, Page 1717; Book 2144, Page 2199; and Book 2658, Page 1100, all of the public records of Clay County, Florida (the "Declaration") is executed this 30<sup>th</sup> day of April, 2007, by Centex Homes, a Nevada General Partnership (the "Declarant").

**WITNESSTH:**

**WHEREAS**, the Declarant desires to amend the Declaration to amend the signage restrictions set forth in Article VIII, Section 1, subsection (m) of the Declaration; and

**WHEREAS**, Article XV, Section 1, of the Declaration affords the Declarant, until turnover, the unilateral right to amend the Declaration for any purpose not materially and adversely affecting the rights of any Owner, Mortgagee, Community Development District for Fleming Island Plantation or Fleming Island Plantation Owners Association, Inc.

**NOW, THEREFORE**, the Declarant hereby amends the Declaration as follows:

1. Article VIII, Section 1, subsection (m) is deleted in its entirety and replaced with the following:

(m) Signs; Billboards. No signs, advertisements or notices of any kind may be placed on any portion of the Property, including, without limitation, any Lot or Common Area, unless express prior written approval of its size, design, color, content and location has been obtained from the Board of Architectural Review, except for "For Sale," "For Rent" and "Open House" signs. "For Sale," "For Rent" and "Open House" signs must comply with the standards established by the Board of Architectural Review.

2. In all other respects, the Declaration remains unmodified and in full force and effect.

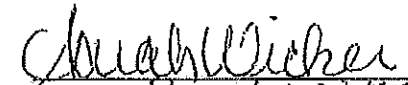
3. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 30<sup>th</sup> day of April, 2007.

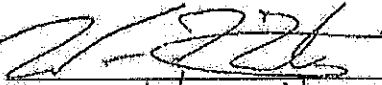
Signed, sealed and delivered in the presence of:

CENTEX HOMES,  
a Nevada General Partnership

By: Centex Real Estate Corporation, a Nevada Corporation, as General Partner

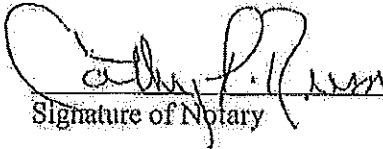
  
Witness: Sarah Wicker  
(Type or Print Name)

  
By: \_\_\_\_\_  
Print Name: James Riley  
Its: Division President

  
Witness: WES HARRON  
(Type or Print Name)

STATE OF FLORIDA  
COUNTY OF Florida

30<sup>th</sup> THE FOREGOING instrument was acknowledged before me this  
April, 2007, by James Riky,  
on behalf of Centex Homes and Centex Real Estate Corporation, who  is personally  
known to me or  has produced a Florida driver's license as identification.

  
Signature of Notary

\_\_\_\_\_  
(Name of Notary Typed or Printed)  
Commission number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



July 9, 2007



**Subject: Sign Amendment to  
Declaration of Covenants, Conditions and Restrictions  
Fleming Island Plantation Owner's Association**

Dear Homeowner:

At the June 5, 2007, Fleming Island Plantation Master Association Board of Director's meeting, the Board accepted the amendment to the Declaration of Covenants, Conditions and Restrictions (CCR's), Article VIII, Section 1, Subsection (m), as recorded in the Clay County records. A copy is attached for you to integrate into your copy of the CCR's that was included with your house closing documents.

This sign amendment dictates the type of size, design, color, content and location per the Board of Architectural Review (BAR) guidelines. All "For Sale", "For Rent" and "Open House" signs must comply with the standards established by the Board of Architectural Review and all will be uniform throughout the Fleming Island Plantation. Each property is limited to one sign per unit. (Please see the attached BAR guidelines pertaining to the new sign amendment.)

All signs must comply with the new rules by or before August 31, 2007. Signs can be purchased at Logo X-press, 2245 Plantation Center Drive, Orange Park, FL 32003, and the phone number is 904-278-7774.

In some cases, a neighborhood's sub-association documents will dictate the location of the sign or prohibit signs of all types except security signs. Below is a list of each neighborhood and the rules to follow when placing the new uniform signs. Please be sure to update your Realtor if your property is currently For Sale.

**Chatham Village, Covington, Cypress Glen, Heritage Oaks, Southern Links,  
The Links, Thornhill, Woodlands (as amended)**

Master Association CCR's : Article VIII, Section 1, Subsection (m). For Sale, For Rent and Open House signs will be uniform, and placed on the property as defined by the FIP Board of Architectural Review.

**Amberwood**

No signs are allowed on the common areas, or upon his or her home, in Amberwood during the development of the community as stated in Exhibit C, Section (u) of the Amberwood Declaration of Covenants, Conditions and Restrictions.

c/o Severn Trent Services, Inc.  
475 West Town Place, Suite 100 • St. Augustine, Florida 32092  
Tel.: (904) 940-6044 • Fax: (904) 940-6045

**Autumn Glen**

Master Association CCR's : Article VIII, Section 1, Subsection (m). Autumn Glen will follow the Master Associations uniform sign rule with the exception that For Rent and Open House signs are not permitted in Autumn Glen per the Homeowner's Association and Autumn Glen Architectural Review Committee.

**Carrington Place**

No signs are allowed on the common areas, or upon his or her home, in Carrington Place as stated in Section 17.1 of the Carrington Place Declaration of Condominium.

**Fairway Village**

Master Association CCR's : Article VIII, Section 1, Subsection (m). For Sale, For Rent and Open House signs will be uniform, and placed on the property as defined by the Fairway Village Homeowner's Association.

**Lake Ridge North**

No signs are allowed on the common areas, or upon his or her home, in Lake Ridge North as stated in Section 17.4 of the Lake Ridge North Declaration of Condominium.

**Lake Ridge South**

Master Association CCR's : Article VIII, Section 1, Subsection (m). For Sale, For Rent and Open House signs will be uniform, and placed on the property as defined by Article X, Section 10 of the Lake Ridge South CCR's and Homeowner's Association.

**Margaret's Walk**

Master Association CCR's : Article VIII, Section 1, Subsection (m). For Sale, For Rent and Open House signs will be uniform, and placed on the property per Article XI, Section 11.17 as defined by the Margaret's Walk Homeowner's Association.

**River Hills Reserve**

Master Association CCR's : Article VIII, Section 1, Subsection (m). For Sale, For Rent and Open House signs will be uniform, and placed on the property as defined by River Hills Reserve Homeowner's Association.

Thank you all for your consideration during this sign transition for the Fleming Island Plantation. If you should have any questions, please feel free to contact Severn Trent Services at 904-940-6044.

Sincerely,

*Board of Directors for the  
Fleming Island Plantation Master Homeowner's Association*

Y. Mailboxes;

The Board has established specifics regarding residential mailboxes. The Fleming Island Plantation Amenity Center should be contacted for a copy of the selection of approved residential mailboxes.

A-2. Home Offices;

In the event the B.A.R. determines, in its sole discretion, that a home-based business, which otherwise complies with all applicable federal, state and local regulations, may present a nuisance, the B.A.R. may require mitigation by the owner to minimize such nuisance, including without limitation, additional fencing or hedges, as a condition of its approval. The granting of the B.A.R.'s approval, with or without mitigation, is in no way intended to serve as a guarantee that the home-based business is exempt from the requirements of the Declaration regarding nuisance.

B-2. Signs; Billboards;

No signs, advertisements or notices of any kind may be placed on any portion of the Property, including, without limitation, any Lot or Common Area, unless express prior written approval of its size, design, color, content and location has been obtained from the Board of Architectural Review, except for "For Sale," "For Rent" and "Open House" signs. "For Sale," "For Rent" and "Open House" signs must comply with the standards established by the Board of Architectural Review. Owners may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the Owner's home.

C-2. Builder Model Signage;

Builder Model Homes are permitted to have one (1) sign, no larger than 4' X 6' or 24 square feet in size, along with a standard bandit sign (18" X 24") on property. Special occasions which may call for an extra sign, for example, 'The Parade of Homes', for a determined amount of time. Builder Homes, which are 'For Sale', may have only one (1) standard bandit sign (18" X 24") on property at any given time.

D-2 Real Estate Signs;

"For Sale", "For Rent", "Open House" or "Moving Sale" signs shall all conform to the following guidelines. Posts, metal powder coat black 4 ½' with 10 ½" x 13 ½" frame for sign panel. Optional: frame extension of 4" x 13 ½" for sign rider. Sign Panel, 10 ½" x 13 ½" background color to be pantone 458 Dark Blue and lettering to be pantone 481 Sand. Attached picture of the sign post is the only sign post authorized with the exception of the "Yard Sale". A flyer holder may be attached to the post.

E-2 Real Estate Sign Rules;

All signs may be placed on owners' property only. "Moving Sales" or "Garage Sales" or "Yard Sales" signs – reference Article VIII, Section 1 (b), (Page 18) of the Fleming Island Plantation Declaration of Covenants, Restrictions and Easements apply. "Open House" sign - Saturday & Sunday only. Signs cannot be put out before 10:00 a.m. and not after 5:30 p.m.

