

Prepared by:  
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Centex Homes  
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Suite 400  
Jacksonville, FL 32216



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**AMENDMENT TO FLEMING ISLAND PLANTATION  
DECLARATION OF COVENANTS, RESTRICTIONS  
AND EASEMENTS**

**WHEREAS**, CENTEX HOMES, a Nevada General Partnership authorized to do business in the State of Florida, whose address is 6620 Southpoint Drive South, Suite 400, Jacksonville, Florida 32216 (hereinafter referred to as "Declarant") is the owner of the following described property, situate, lying and being in Clay County, Florida (the "Property"), to-wit:

**See Exhibit "A" attached hereto**

**WHEREAS**, Declarant has caused to be recorded that certain Fleming Island Plantation Declaration of Covenants, Restrictions and Easements (the "Declaration") on December 8, 1999, in Official Records Book 1834, page 819, public records of Clay County, Florida; and

**WHEREAS**, Declarant wishes to subject the Property to the easements, restrictions, covenants, limitations and conditions of the Declaration; and

**WHEREAS**, Article III, Section 4 of the Declaration provides that Declarant, while it still has its Declarant Membership, may subject additional property to the terms and provisions of the Declaration by recording an amendment or Supplement to the Declaration, without the necessity of joinder of consent by any other party; and

WHEREAS the Declarant currently is the Declarant Member of the Fleming Island Plantation Owners Association (the "Association") and Declarant currently controls the Association;

NOW THEREFORE, Declarant does hereby amend the Declaration by adding the Property more particularly described in Exhibit "A" attached hereto to the property described in Exhibit "A" of the Declaration so that the Property, from and after the sending hereof, shall be subject to and bound by all of the covenants, restrictions, easements, obligations and provisions of the Declaration.

Except as amended herein, all terms and conditions of the Declaration, and any prior amendments or supplements, remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal this

15<sup>th</sup> day of April, 2002.

By: CENTEX HOMES, a Nevada General partnership

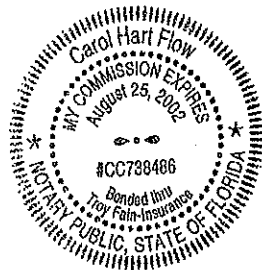
By: Centex Real Estate Corporation, a Nevada corporation, as General Partner

By: [Signature]  
Name: Robert S. Porter  
Its: Division President  
SEAL



STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2002, by Robert S. Porter, Division President of Centex Real Estate Corporation, a Nevada corporation, General Partner of Centex Homes, a Nevada general partnership, on behalf of the corporation and the partnership, who is personally know to me or has produced \_\_\_\_\_ as identification.



Carol Hart Flow  
Notary Public, State of Florida  
Printed Name: Carol Hart Flow  
Commission Number: CC738486  
My Commission Expires: 8-25-02

OFFICE PHONE 386-2623  
FAX PHONE 386-2633

**CLARSON AND ASSOCIATES INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207

JANUARY 7, 2002

**LANDS ADJACENT TO CHATHAM VILLAGE UNIT TWO**

PARCEL "A"

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 153, AS SHOWN ON THE PLAT OF CHATHAM VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 30 THROUGH 34 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 57° 14' 06" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 153, A DISTANCE OF 51.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 45° 15' 58" EAST, 380.19 FEET; THENCE SOUTH 70° 07' 51" EAST, 92.01 FEET; THENCE SOUTH 83° 47' 23" EAST, 17.65 FEET; THENCE SOUTH 06° 12' 37" WEST, 24.87 FEET; THENCE NORTH 70° 07' 51" WEST, 119.61 FEET; THENCE THENCE NORTH 32° 45' 36" EAST, 10.30 FEET; THENCE NORTH 45° 15' 58" WEST, 381.26 FEET; THENCE NORTH 57° 14' 06" WEST, 50.91 FEET; THENCE NORTH 33° 39' 48" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.15 ACRES, MORE OR LESS.

CLARSON DRAWING NO. B-1942)

PLAT BOOK 2044 PAGE 1949

EXHIBIT "A"

10FT

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CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

PLAT BOOK 2044 PAGE 1950

JANUARY 3, 2002

**LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE**

PARCEL "A" (LOTS 6 THROUGH 10)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 6, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 87° 50' 20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 6, TO AND ALONG THE NORTHERLY LINE OF LOTS 7, 8, 9 AND 10, SAID RIVER HILLS RESERVE UNIT ONE, A DISTANCE OF 481.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTH 02° 09' 40" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 82° 09' 12" EAST, A DISTANCE OF 86.31 FEET; THENCE SOUTH 87° 50' 20" EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 02° 09' 40" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 81° 07' 44" EAST, A DISTANCE OF 85.59 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE NORTH 88° 06' 23" EAST, A DISTANCE OF 141.42 FEET; THENCE SOUTH 02° 09' 40" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.13 ACRES, MORE OR LESS.

(CLARSON DRAWING B-1932 (A))

EXHIBIT "A"

20F7

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**CLARSON AND ASSOCIATES INC.**

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 16, 2002

**LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE**

PARCEL "B-1" (LOT 12)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 12, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 87° 50' 20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF 85.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTH 02° 09' 40" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 74° 35' 54" EAST, A DISTANCE OF 87.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 850 SQUARE FEET.

(CLARSON DRAWING B-1932 (A))

OR BOOK 2044 PAGE 1951

EXHIBIT "A"

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**CLARSON AND ASSOCIATES INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
1643 NALDO AVENUE  
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BOOK 2044 PAGE 1952

JANUARY 16, 2002

**LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE**

PARCEL "B-2" (LOTS 14 THROUGH 16)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 14, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 87° 50' 20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 14, TO AND ALONG THE NORTHERLY LINE OF LOTS 15 AND 16, SAID RIVER HILLS RESERVE UNIT ONE, A DISTANCE OF 255.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16; THENCE NORTH 02° 09' 40" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 87° 50' 20" EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 02° 09' 40" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 7,650 SQUARE FEET.

(CLARSON DRAWING B-1932 (A))

EXHIBIT "A"

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PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

PLAT BOOK NO 44 PAGE 1953

JANUARY 3, 2002

**LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE**

PARCEL "C" (LOTS 59 THROUGH 64)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 59, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 57° 56' 41" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 59, A DISTANCE OF 99.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 59; THENCE SOUTH 46° 02' 55" EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 61, 62, 63 AND 64, SAID RIVER HILLS RESERVE UNIT ONE, A DISTANCE OF 402.59 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 64, THENCE SOUTH 43° 57' 05" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 46° 02' 55" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 56° 03' 24" WEST, A DISTANCE OF 86.31 FEET; THENCE NORTH 46° 02' 55" WEST, A DISTANCE OF 147.59 FEET; THENCE NORTH 49° 07' 16" WEST, A DISTANCE OF 93.28 FEET; THENCE NORTH 00° 43' 46" EAST, A DISTANCE OF 6.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.14 ACRES, MORE OR LESS.

CLARSON DRAWING B-1932 (A)

EXHIBIT "A"

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**CLARSON AND ASSOCIATES INC.**

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

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JANUARY 3, 2002

**LANDS ADJACENT TO RIVER HILLS RESERVE UNIT ONE**

PARCEL "D" (LOT 23)

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 23, AS SHOWN ON THE PLAT OF RIVER HILLS RESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 70 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 12° 22' 30" WEST, ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 85.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 77° 37' 30" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 12° 22' 30" EAST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 77° 37' 30" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 2,125 SQUARE FEET.

(CLARSON DRAWING B-1932)



EXHIBIT "A"

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**CLARSON AND ASSOCIATES INC.**

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

JANUARY 3, 2002

**LANDS ADJACENT TO LOTS 58 THROUGH 63,  
SOUTHERN LINKS UNIT ONE**

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST WESTERLY CORNER OF LOT 58, AS SHOWN ON THE PLAT OF SOUTHERN LINKS UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 37 THROUGH 43 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 42° 20' 26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 47° 39' 34" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 42° 20' 26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 47° 39' 34" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 42° 20' 26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 47° 39' 34" EAST, A DISTANCE OF 71.04 FEET; THENCE NORTH 32° 37' 58" EAST, A DISTANCE OF 76.88 FEET THENCE NORTH 44° 43' 59" EAST, A DISTANCE OF 71.52 FEET; THENCE NORTH 67° 12' 54" EAST, A DISTANCE OF 110.42 FEET; THENCE SOUTH 48° 57' 36" EAST, A DISTANCE OF 24.61 FEET; THENCE SOUTH 50° 58' 29" EAST, A DISTANCE OF 55.64 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 63, SAID SOUTHERN LINKS UNIT ONE; THENCE NORTH 85° 20' 53" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 89.26 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 63; RUN THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE NORTHWESTERLY LINE OF LOTS 62, 61, 60, 59 AND 58, SAID SOUTHERN LINKS UNIT ONE: 1<sup>ST</sup> COURSE, SOUTH 67° 12' 54" WEST, 62.38 FEET; 2<sup>ND</sup> COURSE, SOUTH 44° 43' 59" WEST, 62.38 FEET; 3<sup>RD</sup> COURSE, SOUTH 32° 37' 58" WEST, 77.66 FEET; 4<sup>TH</sup> COURSE, SOUTH 47° 39' 34" WEST, 245.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.31 ACRES, MORE OR LESS.

(CLARSON DRAWING B-1949)

OR BOOK 2044 PAGE 1955

EXHIBIT "A"

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CLARSON AND ASSOCIATES INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

BOOK NO 44 PAGE 1956

JANUARY 3, 2002

LANDS ADJACENT TO LOTS 84 THROUGH 89,  
SOUTHERN LINKS UNIT TWO

A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 84, AS SHOWN ON THE PLAT OF SOUTHERN LINKS UNIT TWO, AS RECORDED IN PLAT BOOK 35, PAGES 69 THROUGH 75 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 83° 50' 43" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 84, A DISTANCE OF 86.67 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 65° 09' 51" EAST, A DISTANCE OF 155.23 FEET; THENCE SOUTH 03° 13' 02" EAST, A DISTANCE OF 386.05 FEET; THENCE SOUTH 86° 46' 58" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 03° 13' 02" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 10° 53' 04" WEST, A DISTANCE OF 61.57 FEET TO A POINT ON THE EASTERLY LINE OF LOT 89, SAID SOUTHERN LINKS UNIT TWO; THENCE NORTH 03° 13' 02" WEST, ALONG SAID EASTERLY LINE OF LOT 89, TO AND ALONG THE EASTERLY LINE OF LOTS 88, 87, 86 AND 85, SAID SOUTHERN LINKS UNIT TWO, A DISTANCE OF 354.06 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF LOT 85; THENCE NORTH 38° 26' 50" WEST, CONTINUING ALONG SAID EASTERLY LINE OF LOT 85, A DISTANCE OF 83.45 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE NORTH 64° 43' 35" WEST, ALONG THE NORTHERLY LINE OF PREVIOUSLY MENTIONED LOT 84, SOUTHERN LINKS UNIT TWO, A DISTANCE OF 86.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.40 ACRES, MORE OR LESS.

(CLARSON DRAWING B-1950)