

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO

THOMAS M. JENKS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

**AMENDMENT TO DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR ISLANDER TOWNHOMES**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISLANDER TOWNHOMES ("Amendment") is made effective July 16, 2012 ("Effective Date"), by **KB HOME JACKSONVILLE, LLC**, a Delaware limited liability company ("Declarant"), and **ISLANDER 312, LLC**, a Florida limited liability company ("Islander").

RECITALS:

A. Declarant and Islander have previously executed the Declaration of Covenants, Conditions and Restrictions for Islander Townhomes which is recorded in Official Records Book 3385, at page 1421, of the public records of St. Johns County, Florida (the "Declaration").

B. Pursuant to Article XIII, Section 7 of the Declaration, the Declaration may be amended by Declarant and Islander until transition of control of Islander Townhome Homeowners Association, Inc., a Florida non-profit corporation (the "Association"), has occurred as contemplated by Section 720.307, *Florida Statutes* (the "Transition").

C. The Transition has not yet occurred and the Declarant and Islander desire to hereby amend the Declaration as more particularly described hereafter.

NOW THEREFORE, the Declarant and Islander hereby amend the Declaration as follows:

1. The Declarant and Islander confirm that the above-stated recitals are true and correct. All capitalized terms contained in this Amendment shall have the same meanings as such terms are defined by the Declaration.

2. Article XI, Section 23 of the Declaration is hereby amended in its entirety as follows:

Section 23. Parking Spaces. Each Owner shall have the exclusive right to use the driveway and paved portions of the Owner's Townhome Lot for parking and shall not park on any unpaved areas. Any parking spaces located on the Common Areas may be assigned and reassigned from time to time by the Board.

Once such a parking space is assigned for the benefit of a particular Townhome Lot, such parking space may be reassigned for the benefit of another Townhome Lot only if such reassignment is requested by the Owner of the Townhome Lot to which the parking space is then assigned and approved by the Board. The Association shall at all times maintain written records of all assignments and reassignments of parking spaces made pursuant to this Section 23. Any parking spaces located on the Common Areas that are not assigned shall be available for the common use and benefit of all of the Townhome Lot Owners, their guests and invitees, subject to the right of the Board to adopt regulations concerning the use of such spaces. Declarant shall have the right to use any such unassigned spaces for parking by prospective purchasers and other parties as Declarant, in its sole discretion, deems advisable. All parking spaces located within the Common Areas, whether assigned or not, shall be maintained by the Association with annual assessment funds levied and collected in accordance with Article VII of this Declaration.

4. Except as specifically amended hereby, the Declaration shall remain in full force and effect.

[Signatures of the parties begin on the following page]

IN WITNESS WHEREOF, the Declarant and Islander have caused this Amendment to be duly executed as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

KB HOME JACKSONVILLE, LLC, a Delaware
limited liability company

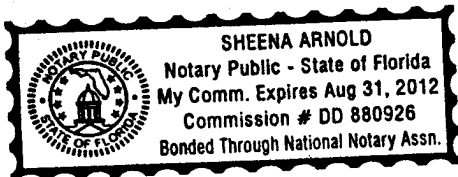
Maston Crapps
(Print Name)

By: Vince DePorre
Vince DePorre, Executive Vice President

Samuel Crozier
(Print Name)

STATE OF FLORIDA)
)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 16 day of July, 2012, by Vince DePorre, as Executive Vice President of **KB HOME JACKSONVILLE, LLC**, a Delaware limited liability company, on behalf of the company.



Sheena Arnold
Notary Public, State of Florida at Large
Name Printed: Sheena Arnold
Commission # DD880926
My Commission Expires: Aug. 31, 2012
He is [check one]:
Personally Known ☒
or Produced I.D. _____
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:

ISLANDER 312, LLC, a Florida limited liability
company

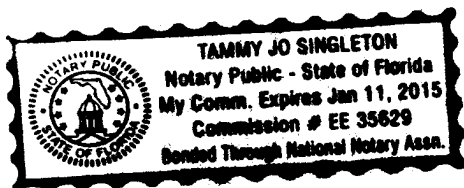
John Maronef
JOHN MARONEF
(Print Name)

Daniel Pullen
DANIEL PULLEN
(Print Name)

By: Keith B. Werninck
Keith B. Werninck, Managing Member

STATE OF FLORIDA)
)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 24 day of August,
2012, by Keith B. Werninck, as Managing Member of **ISLANDER 312, LLC**, a Florida limited
liability company, on behalf of the company.



Tammy Jo Singleton
Notary Public, State of Florida at Large
Name Printed: Tammy Jo Singleton
Commission # EE 35629
My Commission Expires: Jan 11 2015
He is [check one]:
Personally Known ☒
or Produced I.D. ☐
Type of Identification Produced
