

CFN # 2008005403, OR BK 2988 Page 25, Recorded 02/05/2008 at 10:53 AM,
James B. Jett Clerk Circuit Court, Clay County, Deputy Clerk WESTA

5 MIN. RETURN

This Instrument Prepared by
And Return to:
Michael J. Goldsberry, Esquire
6817 Southpoint Parkway, Ste., 1801
Jacksonville, Florida 32216

FIRST AMENDMENT TO COVENANTS AND RESTRICTIONS OF SPENCERS LAKE

THIS FIRST AMENDMENT TO COVENANTS AND RESTRICTIONS OF SPENCERS LAKE, is made this 24th day of January, 2008, by SPENCERS LAKE HOMEOWNERS ASSOCIATION, INC., (hereinafter "The Association"), a Florida not for profit corporation.

WHEREAS, The Association has caused to be recorded in the Public Records of Clay County, Florida, certain Covenants and Restrictions of Spencers Lake, which are recorded in Official Records Book 1553, Page 1361, et. seq., of the Public Records of Clay County, Florida (the Covenants and Restrictions as so amended are herein referred to as the "Covenants"); and

NOW, THEREFORE, the Association for itself and its successors and assigns, and pursuant to approval as set forth in the Covenants and Restrictions, do hereby modify the Covenants and Restrictions as follows:

1. Article XI, Paragraph 8 of the Covenants and Restrictions is hereby amended to include the following:
"PARKING. No vehicle, boat, mobile home, or trailer may be parked, stored, or repaired anywhere within the Property except functional passenger automobiles, vans, motorcycles, and non-commercial trucks of one-ton capacity or less (collectively "Permitted Vehicles") may be parked in the garage or driveway of the Residential Unit. Boats, trailers, motor homes, recreational vehicles and other vehicles that are not permitted vehicles may be regularly parked only in the garage of a Residential Unit. No parking places may be constructed on any Lot, except as constructed in accordance with plans and specifications approved by the Association or by the Architectural Review Board. Commercial vehicles or any permitted vehicles with advertising thereon may be parked in public view on a regular basis if capacity is less than one-ton. The Association may enforce the foregoing restrictions in any lawful manner, including the imposition of reasonable, uniform fines for willful or repeated violations. Nothing in this paragraph prohibits the emergency repair or servicing of Permitted Vehicles, so long as such repair or servicing is completed within 48 hours, or the occasional parking of vehicles by delivery personnel or guests of Owners in a manner not complying with this paragraph."
2. Except as herein modified, the Covenants and Restrictions continue in full force and effect.

IN WITNESS WHEREOF, This First Amendment to Covenants and Restrictions for Spencers Lake has been executed by its Officers on the day and year first above written.

Signed, Sealed and Delivered in the presence of

SPENCERS LAKE OWNERS ASSOCIATION, INC.

Witness #1
Patricia S. Hamilton
Witness #2

Heidi Jacobson
Heidi Jacobson, President

Witness #1
Patricia S. Hamilton
Witness #2

Elaine Repetto
Elaine Repetto, Secretary

Witness #1
Patricia S. Hamilton
Witness #2

Rebecca A. Riley
Rebecca Riley, Treasurer

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me upon being duly sworn this 24 day of January, 2008, by Heidi Jacobson as President of Spencers Lake Owners Association, Inc., a Florida corporation. She is personally known to me or produced _____ as identification.

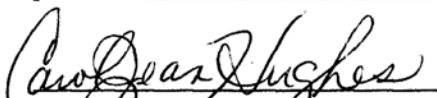
Carol Jean Hughes
Notary Public, State of Florida

My Commission Expires:



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me upon being duly sworn this 24 day of January 2008, by Elain Repetto as the Secretary of Spencers Lake Owners Association , Inc., a Florida corporation. She is personally known to me X or produced _____ as identification.


Notary Public, State of Florida

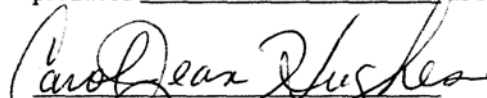
My Commission Expires:



Carol Jean Hughes
Commission # DD587975
Expires December 3, 2010
Bonded Tray Fan - Insurance, Inc. 800-385-7019

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me upon being duly sworn this 24 day of January 2008, by Rebecca Riley as Treasurer of Spencers Lake Owners Association , Inc., a Florida corporation. She is personally known to me O or produced _____ as identification.


Notary Public, State of Florida

My Commission Expires:



Carol Jean Hughes
Commission # DD587975
Expires December 3, 2010
Bonded Tray Fan - Insurance, Inc. 800-385-7019