

Prepared By and Return To:
Clifford B. Newton, Esquire
Newton & Almand
10192 San Jose Boulevard
Jacksonville, Florida 32257

**AMENDMENT AND ANNEXTATION TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR RIVERBROOK AT GLEN KERNAN**

THIS AMENDMENT AND ANNEXTATION is made on the date herein after set forth by **HUTSON LAND COMPANY, INC.**, a Florida corporation, hereinafter referred to as “Declarant”.

WITNESSETH:

WHEREAS, Declarant herein is the Declarant in the Declaration of Covenants, Conditions and Restrictions for Riverbrook at Glen Kernan, recorded in Official Records Volume 7763, at page 1788, of the current public records of Duval County, Florida (the “Declaration”); and

WHEREAS, pursuant to the provisions of the Declaration the Declarant is authorized to amend the Declaration; and

WHEREAS, Declarant is the owner of all those certain properties in Duval County, Florida, being more particularly described as:

Riverbrook at Glen Kernan, Unit Four, according to the plat thereof recorded in Plat Book 51, pages 27, 27A, , , and 27B, of the current public records of Duval County, Florida (“Riverbrook Four”);

WHEREAS, Declarant is desirous of annexing additional property to the Declaration; and

WHEREAS, the Declarant wishes to further amend the Declaration and, pursuant to the provisions of the Declaration, has the right to amend the Declaration.

NOW, THEREFORE, in consideration of the premises, the Declarant hereby declares:

1. That all lots in Riverbrook Four shall be held, sold and conveyed subject to all of the terms, easements, restrictions, covenants and conditions as set forth in the Declaration.

2. Article V, Paragraph 4, is hereby deleted in its entirety and the following is substituted in lieu thereof: Sidewalks. When a dwelling is constructed on any lot, but in any event no later than twenty-four months from the initial purchase of any lot, the lot owner must also construct a sidewalk on that lot if a sidewalk is shown on the city or county approved engineering plan for the subdivision. All sidewalks must conform to city or county standards.
3. Article I is hereby amended to include the following definition:

“Lake” shall be defined as any areas designated on the Plat as “Retention/Detention Area, Lake, Lake/Stormwater Management Facility” or any other areas within the Property that are intended for the treatment, retention, detention, or storage of stormwater. This definition may also include any naturally occurring lakes or ponds within the Property.
4. At the time a dwelling is constructed on any lot which abuts a Lake, it is the responsibility of the Builder to sod the Lake bank to the water’s edge.
5. The definition of “Properties” set forth in paragraph 3 of Article I of the Declaration and as used throughout the Declaration is hereby amended to include the above described Riverbrook Four.
6. **Except as amended herein,** the aforesaid declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this amendment has been executed this 30 day of April, 1997, by Declarant.

Signed, sealed and delivered
In the presence of:

HUTSON LAND COMPANY, INC.

ELINORE C. COX

By: _____
DONALD P. HINSON
ITS President

DEBORAH H. DUNBAR

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30 day of April, 1997, by DONALD P. HINSON, the President of HUTSON LAND

COMPANY, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

ELINORE C. COX
Notary Public, State of Florida
My Commission Expires Nov, 15, 1997
Commission No. CC 330435