

Prepared By and Return To:

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Newton, Hurst & Almand
10192 San Jose Boulevard
Jacksonville, Florida 32257

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

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Riverbrook at Glen Kernan is made on the date hereinafter set forth by HUTSON LAND COMPANY, INC., a Florida corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant has previously recorded the Declaration of Covenants, Conditions and Restrictions for Riverbrook at Glen Kernan, which was recorded in Official Records Volume 7763, page 1789, of the current public records of Duval County, Florida, as may have been subsequently amended (the Declaration); and

WHEREAS, said Declaration provided that Declarant has the right to amend the Declaration so long as Declarant owns at least one (1) lot within the subdivision and this condition has been met; and

WHEREAS, the Declarant has determined that it is in the best interest of the development that portions of Lots 109, 110, 111, 112, 113, 114, and 115 which are adjacent to the proposed top bank of the lake to be constructed shall be considered for purposes of the Declaration as being parts of those lots to which they are adjacent, to-wit, Lots 109, 110, 111, 112, 113, 114 and 115.

NOW, THEREFORE, in consideration of the foregoing the Declarant hereby declares as follows:

1. All of the lands lying inside the line labeled "Proposed Lot Extensions" on Exhibit "A" attached hereto shall be considered portions of Lots 109, 110, 111, 112, 113, 114, and 115, respectively, and shall be deeded to the individual lot owners at closing by a metes and bounds description as depicted in drawings marked as Exhibit "B" attached hereto. These portions shall remain subject to all of the restrictions and provisions of the Declaration.
2. Declarant hereby reserves unto itself, its successors and assigns, a perpetual, alienable and releasable easement along portions of Lots 109, 110, 111, 112, 113, 114 and 115 which are adjacent to the proposed lake for the purpose of

ingress, egress, installation and/or maintenance of the proposed lake and its amenities.

5. Except as specifically amended herein, all terms and provisions of the Declaration including the Conservation Easement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this amendment has been executed this 8th day of March, 1996, by Declarant.

Signed, sealed and delivered
in the presence of:

HUTSON LAND COMPANY, INC.

DEBORAH H. DUNBAR

By: _____
DONALD P. HINSON
ITS President

JOHN GESSNER

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of March, 1996, 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: ELINORE C. COX
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov 15, 1997
Commission No. CC 330435