

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SPRINGBROOK**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR SPRINGBROOK is made this 15 day of July
2010 by the SPRINGBROOK OWNERS ASSOCIATION, INC., a non-profit Florida
corporation (hereinafter "Association") having its principal office at 12187 Beach Blvd, Suite 4,
Jacksonville, FL, 32246, as successor to SPRING BROOK JOINT VENTURE, LLP, hereinafter,
"Developer").

WITNESSETH:

WHEREAS, SPRING BROOK JOINT VENTURE LLP. has caused to be recorded that
certain Declaration of Covenants, Conditions, Restrictions for SPRINGBROOK, dated
November 14, 2001, and being recording in Official Records Volume 10226 pages 1137-1158 of
the current records of Duval County, Florida and

WHEREAS, in Article XI, Section 10 of said Declaration, Developer and its assigns
reserve the right to amend said Declaration pursuant to such reserved right, and

WHEREAS, the Association has obtained the written consent of the persons owning
sixty-six (66%) or more of the lots shown on the Plat of the property to amend or alter these
covenants and restrictions,

NOW THEREFORE, in consideration for the foregoing, Association hereby declares that
the Declaration is amended as hereinafter set forth (underlined language is added, crossed over
language is deleted):

Article XI, Section 3.1: No ~~Sheds~~, Shacks, or Trailers. No ~~shed~~, shack, mobile home, trailer, tent, or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any Residential lot.

3.2 Storage sheds are permitted on residential lots per the following parameters:

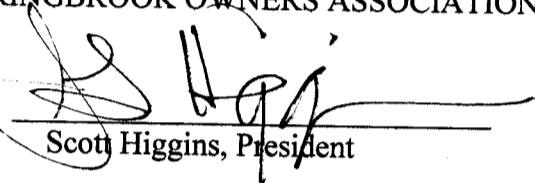
- a. There is a maximum of one storage shed per property.
- b. Yard must be completely fenced in at the rear and sides with a minimum six-foot high fence.
- c. Storage shed must be constructed only of wood and wood siding panels, painted to match the color of your house. No other materials may be used. The shed roof must be covered with shingles that match the shingles on the roof of your house.
- d. Storage shed walls should not exceed 6 feet in height. The height of the shed shall not exceed 8 feet at the highest point of its roof peak.
- e. Storage shed size should be a minimum of 60 square feet to a maximum of 100 square feet.
- f. Storage shed must only be placed at the rear of the house and must be placed at least 5 feet off the sides and rear of the fenced residential lot.
- g. An architectural review request form must be submitted with a refundable (per item h) \$100 deposit to the architectural review committee (ARC) for approval of any proposed storage sheds.
- h. The storage shed must be inspected by the ARC within 30 days after being erected to determine if all parameters are met for final approval and release of the deposit.
- i. Storage sheds must be added to your homeowner's insurance policy.

- j. Storage shed is not permitted on residential lots that are adjacent to water retention ponds.

Except as modified and amended herein, the Declaration shall remain in full force and effect.

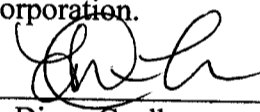
IN WITNESS WHEREOF, the Association, SpringBrook Owners Association, Inc., has caused this instrument to be executed by its duly authorized officer, all as of the day and year first written above.

SPRINGBROOK OWNERS ASSOCIATION, INC.

By: 
 Scott Higgins, President

State of Florida
County of Duval

The foregoing Agreement was acknowledged before me this 15 day of July, 2010 by Scott Higgins, the President of SpringBrook Owners Association, Inc. on behalf of said Corporation.


 T. Diane Coelho
 Notary Public, State of Florida

My Commission Expires: 9/17/2010



T. DIANE COELHO
 MY COMMISSION # DD 553359
 EXPIRES: September 17, 2010
 Bonded Thru Budget Notary Services