

500867

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ASHLEY PLANTATION LOCATED IN SANTA ROSA COUNTY, STATE OF FLORIDA

This First Amendment to the Declaration of Covenants, Conditions and Restrictions of Ashley Plantation ("Declaration") is made this 20th day of October, 2011, by RGB Development, Inc., as the Owner of three fourths (¾) or a greater percentage of the existing lots in the subdivision. The following provisions shall replace the existing sections of the Declaration as of the date this document is recorded:

ARTICLE III - GENERAL PROVISIONS

Section 3 - Duration and Amendment. The restrictions, conditions and covenants of this Declaration shall run with and bind the land, shall be deemed a part of all deeds and contracts for conveyance of any and all Lots, and shall be binding on all Owners for a period of 40 years from the date this Declaration is recorded, unless amended by an instrument signed by three-fourths (¾) of the voting membership as described in Article II of this Declaration. After the initial 40-year term, this Declaration shall be automatically extended for successive periods of 10 years, unless amended by an instrument signed by a majority of the then existing Owners. Notwithstanding the foregoing, Declarant reserves the right unto itself to amend this Declaration at any time within three (3) years after the date hereof if doing so is necessary or advisable to accommodate FHA, VA, FNMA or the like financing of residential structures within the Subdivision. Any such amendment must be recorded in the Public Records of Santa Rosa County, Florida.

ARTICLE V -- ASSESSMENTS

Section 3 - Maximum Annual Assessment. Until December 31, 2012, the maximum annual assessment shall be \$600.00 per Lot.

ARTICLE VII - ADDITIONAL RESTRICTIONS

Section 2 - Minimum Square Footage and Residential Design.

No residential structure shall be erected or placed on any Lot, exclusive of garages, porches, patios, and terraces of less than the minimum square footage of living space (heated and cooled) per the table below, and if any residential structure is more than one story in height on the bottom floor shall have the minimum square footage of living space, as indicated in the table below:

<u>Approximate lot size (acres) or type of lot</u>	<u>living space (SF)</u>	<u>first floor living space SF if multistory</u>
Patio	1500	800
½	1800	1000
¾	2100	1100
1	2300	1100
2	2600	1800
4	3000	2000

Section 8 - Appearance. All residences, structures and improvements shall be designed to present a pleasing, attractive, tasteful, neat and well-maintained appearance from all views. All

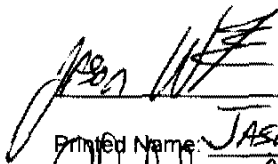
structures will have an exterior cladding of stone, vinyl shake, Hardi-Plank (or similar composite product) or brick composition. Similar elevation designs will not be used in a fashion that makes the streetscape look too similar. As such, the same elevation may not be used less frequently than every six (6) houses.

Section 20 - Garage Doors/Garage Size. All dwellings must be constructed with at least a two-car garage. Garage doors shall be no less than seven (7) feet in threshold height. Carports may be used in lieu thereof, provided the same are approved by the Architectural Review Committee in accordance with the provisions of Article VII, Section 2.

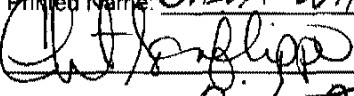
All other provisions of the Declaration shall remain unchanged.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment to the Declaration of Covenants, Conditions and Restrictions, this 20th day of October, 2011.

Signed, sealed and delivered in the presence of:

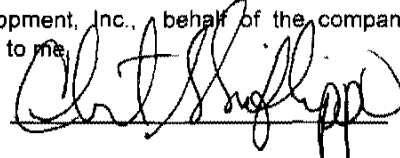

Printed Name: Jason Williams

By: Richard R. Baker
Printed Name: Richard R. Baker.
Its: Vice President


Printed Name: ~~Christine Sanfilippo~~ Christine Sanfilippo

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of October 2011, by Richard R. Baker, as Vice President of RGB Development, Inc., behalf of the company, who personally appeared before me and is personally known to me.



Print Name: _____

Notary Public for the State of Florida

[NOTARY SEAL]

