

Prepared by and Record and  
Return to:

Mark C. Dearing, Esq.  
4220 Race Track Road  
St. Johns, FL 32259

**SECOND AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR  
DORADO**

This instrument ("**Amendment**") is made as of this 18 day of May, 2021 by D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation ("**Declarant**"), whose principal office is located at 4220 Race Track Road, St. Johns, Florida 32259, and joined in by DORADO OWNERS ASSOCIATION, INC., whose address is 2800 N. 6<sup>th</sup> Street, Unit 1, #305, St. Augustine, FL 32084, a Florida corporation not-for-profit ("**Association**").

WHEREAS, Declarant holds all rights as "Declarant" under that certain Declaration of Covenants and Restrictions for Dorado, recorded in Official Records Book 5176, Page 1501 of the Public Records of St. Johns County, Florida (the "**Declaration**"); and

WHEREAS, the Declaration provides in Article XIV, Section 10, that Declarant may amend the Declaration so long as Declarant holds title to any Lot or Unit affected by the Declaration; and

WHEREAS, Declarant is the sole Declarant with any ownership interest remaining affected by the Declaration;  
and

WHEREAS, Declarant desires to amend the Declaration with regard to certain matters contained therein;

NOW, THEREFORE, Declarant hereby declares that the Declaration is hereby amended as follows:

1. The recitations set forth herein are true and correct and are incorporated herein by reference.
2. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.
3. Article VIII, Section 6 of the Declaration is hereby deleted in its entirety and replaced with the following:

Section 1. **Working Fund Contribution.** Each Owner who purchases a Lot shall pay to the Association, at the time legal title is conveyed to such Owner, a "Working Fund Contribution" in the amount of One Hundred and 00/100 Dollars (\$100.00). Working Fund Contributions are not advance payments of Assessments and shall have no effect on future Assessments, nor will they be held in reserve. To ensure that the Association will have sufficient cash available to pay for start-up expenses, Operating Expenses and other expenses, Declarant may from time to time advance to the Association the Working Fund Contribution applicable to any Lot(s) prior to the time legal title to such Lot(s) is conveyed to the Owner(s) thereof. In the event Declarant advances the Working Fund Contribution applicable to any Lot, then, at the time legal title to such Lot is conveyed to the Owner thereof, the Contribution to be paid by such Owner to the Association pursuant to this Section 7 shall be paid directly to Declarant in reimbursement of the advance, instead of to the Association. Working Fund Contributions (whether paid by Owner or advanced by Declarant) may also be used to offset Operating Expenses.

4. This Amendment shall become effective upon recording in the Public Records of St. Johns County, Florida.

5. The invalidity of any part of this Amendment shall not impair or affect in any manner the validity, enforceability, or effect of the balance of the Amendment which shall remain in full force and effect.

6. In the event of any conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control. Except as expressly modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

**[SIGNATURES ON NEXT PAGE]**

IN WITNESS WHEREOF, this Amendment has been signed by Declarant and joined in by the Association on the respective dates set forth below.

WITNESSES AS TO DECLARANT:

Deborah McClure  
Print Name: Deborah McClure

Maria DeLuca  
Print Name: Maria DeLuca

DECLARANT:

D.R. HORTON, INC. - JACKSONVILLE, a Delaware corporation

By: [Signature]  
John E. Zakoske, Vice President

[SEAL]

STATE OF FLORIDA     )  
  ) SS  
COUNTY OF ST. JOHNS    )

The foregoing instrument was acknowledged before me, by physical presence, this 17 day of May, 2021, by John E. Zakoske, the Vice President of D.R. HORTON, INC.-JACKSONVILLE, a Delaware corporation, on behalf of the corporation, who is personally known to me, who affixed thereto the seal of the corporation.



DEBORAH E. MCCLURE  
Commission # GG 967814  
Expires July 10, 2024  
Bonded Thru Budget Notary Services

Deborah E. McClure  
Notary Public, State and County Aforesaid  
Print Name: Deborah E. McClure  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[ACKNOWLEDGEMENTS CONTINUED ON NEXT PAGE]

WITNESSES AS TO ASSOCIATION:

ASSOCIATION:

Deborah McClure  
Print Name: Deborah McClure

DORADO OWNERS ASSOCIATION, INC.,  
a Florida corporation not for profit

Anthony Sharp By: Jennifer Grose  
Print Name: \_\_\_\_\_ Jennifer Grose, President

[SEAL]

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF ST. JOHNS    )

The foregoing instrument was acknowledged before me, by physical presence, this 18 day of May, 2021, by Jennifer Grose, the President of Dorado Owners Association, Inc., a Florida Not-For-Profit Corporation, on behalf of the corporation, who is personally known to me, who affixed thereto the seal of the corporation.



**DEBORAH E. MCCLURE**  
Commission # GG 967814  
Expires July 10, 2024  
Bonded Thru Budget Notary Services

Deborah McClure  
Notary Public, State and County Aforesaid  
Print Name: Deborah E. McClure  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_