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Document Prepared by and Return to:  
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For Recording Purposes Only

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
VERONA WAY AND NOTICE OF ASSESSMENTS FOR VERONA WAY  
HOMEOWNERS' ASSOCIATION, INC.**

This First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Verona Way and Notice of Assessments for Verona Way Homeowners' Association, Inc. (this "Amendment") is made and executed this 30 day of September, 2014, by GR VERONA, LLC, a Florida limited liability company (the "Declarant").

**BACKGROUND FACTS**

- A. The Declaration of Covenants, Conditions, Restrictions and Easements for Verona Way and Notice of Assessments for Verona Way Homeowners' Association, Inc. (the "Declaration") was executed by the Declarant on March 6, 2014 and recorded on March 7, 2014 in Official Records Book 3853, Page 1850, in the Public Records of St. Johns County, Florida.
- B. Section 14.7 of the Declaration provides that the Declarant may amend, change or add to the Declaration at any time prior to Turnover upon execution and recordation of an instrument executed by Declarant for so long as it or its affiliate holds title to any Lot affected by the Declaration.
- C. Turnover has not occurred and Declarant holds title to Lots affected by the Declaration.
- D. The Declarant now desires to amend the Declaration as more fully set forth herein.

**NOW, THEREFORE**, in consideration of the premises and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby declares:

1. **Background Facts.** The Background Facts are true and correct and are incorporated herein by this reference.
2. **Capitalized Terms.** All capitalized terms shall have the same meanings as defined in the Declaration unless otherwise defined herein.

3. **Sidewalk Improvements.** The following shall be added to the Declaration as Section 5.3:

“5.3 **Sidewalks.**

Any Owner of a Lot developing a Unit on such Lot shall construct any sidewalk on or in front of such Lot, in accordance with the subdivision construction plans submitted to and approved by St. Johns County. Such sidewalk shall be completed prior to the issuance of a certificate of occupancy for such Lot.”

4. **No Further Revisions.** Except as otherwise expressly set forth herein, the terms and conditions of the Declaration shall remain unchanged. This Amendment shall become effective upon recording in the Public Records of St. Johns County, Florida.

5. **Ratification.** The Declaration remains in full force and effect except as expressly modified by this Amendment and is ratified and confirmed. If there is a conflict between the terms of the Declaration and this Amendment, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of the day and year first above written.

WITNESSES:

[Signature]  
Print Name: K. PEECI  
[Signature]  
Print Name: ELIZABETH M. GLOVER

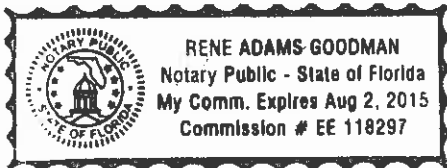
DECLARANT:

GR VERONA, LLC, a Florida limited liability company

By: [Signature]  
Name Printed: SYDNEY A. GERVIN  
Title: MANAGER

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 2014, by Sydney Gervin, as Manager of GR VERONA, LLC, a Florida limited liability company, who [] is personally known to me or [] produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Notary Public  
Rene Adams Goodman  
Print name of Notary Public  
Notary Public State of Florida  
My Commission Expires: 8/2/2015