

RECORDING FEE: \$15.00

FILE

INSTR # 200300345
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J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 15.00

Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

**FIRST AMENDMENT AND EXTENSION OF THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
NORTH HAMPTON**

This First Amendment and Extension of the Declaration of Covenants and Restrictions is made as of December 20, 2002 by North Hampton, LLC, a Delaware limited liability company, whose address is 10161 Centurion Parkway North, Suite 190, Jacksonville, Florida 32256 (the "Developer").

PRELIMINARY STATEMENT

By Declaration of Covenants and Restriction for North Hampton dated March 9, 2001 and recorded in Official Records Book 976, page 1795 of the Public Records of Nassau County, Florida (the "Declaration"), Developer imposed covenants and restrictions on certain property more particularly described in the Declaration for the purpose of establishing a common plan of development for the property described therein. Article IX, paragraph 9.1 of the Declaration permits Developer to extend the provisions of the declaration to certain lands described in the Declaration by recording an amendment to the Declaration.

NOW, THEREFORE, the Developer amends the Declaration as follows:

1. **Extension.** The Developer hereby restricts the use of the real property more particularly described on Exhibit "A" hereto, being a portion of the lands contained within the Master Plan as identified in the Declaration, and declares that said lands shall be held, sold and transferred subject to the easements, restrictions and covenants of the Declaration. The Declaration is hereby amended to add the land described on Exhibit "A" as a portion of the Property as defined in Article I, paragraph 1.2, and Exhibit "A" of the Declaration is also amended to include the legal description of the lands described on Exhibit "A" to this Amendment.
2. **Effect.** Developer intends this instrument to have the same force and effect as if it initially had been incorporated into, and constituted a portion of, the Declaration. To effectuate such intent, the provisions of the Declaration are hereby incorporated by reference herein. Developer is imposing the provisions of the Declaration on the lands described on Exhibit "A" for the benefit of all Owners of Lots within the Property for the purpose of preserving the value and maintaining the desirability of the Property and the lands described on Exhibit "A". The provisions of the Declaration, as hereby amended, shall run with title to the Property and the lands described on Exhibit "A" or any portion thereof, and shall be binding upon all parties having any right, title, or interest therein, or any portion thereof, their respective heirs, personal representatives, successors and assigns, and shall be enforceable by and inure to the benefit of the Association and each Owner, as such terms are defined in the Declaration. The grantee of any deed conveying the Property or the lands described on Exhibit "A" or any portion thereof shall be deemed by the acceptance of such deed to have agreed to observe, comply with, and be bound by the provisions of the Declaration, as amended hereby.
3. **Operation.** This instrument will take effect upon recordation in the Public Records of Nassau County, Florida. From and after such date, Developer intends that all references to the Declaration now or thereafter made in any other instruments recorded in such Public Records, or in the Articles of Incorporation, By-Laws, or other corporate documents of the Association, shall refer to the Declaration, as amended by this Amendment unless expressly provided otherwise.

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4. Limitation Except as amended herein, the Declaration has not been otherwise amended and remains in full force and effect.

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IN WITNESS WHEREOF, Developer has executed this First Amendment and Extension of the Declaration of Covenants and Restrictions for North Hampton the date first stated above.

Signed, sealed and delivered
in the presence of:

NORTH HAMPTON, LLC,
a Delaware limited liability company

By: LandMar Group, LLC,
a Delaware limited liability company
its sole member

By: LandMar Management, LLC,
a Delaware limited liability company
its manager

Laura Gersbeck
Print Name: Laura Gersbeck

Alicia Breden
Print Name: ALICIA BREDEN

By: *[Signature]*
Roger F. Postlethwaite
Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of December, 2002, by Roger F. Postlethwaite, the Vice President of LandMar Management, LLC, a Delaware limited liability company, the manager of LandMar Group, LLC, a Delaware limited liability company, the sole member of North Hampton, LLC, a Delaware limited liability company on behalf of said company. He is personally known to me or was produced _____ as identification.

Nancy E. Gaines
Notary Public

Print Name
My commission expires:

