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Pages: 535 - 537
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J. N. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING \$ 13.00
TRUST FUND \$ 2.00

PREPARED BY AND RETURN TO:
ALAN B. ALMAND, P.A.
ALAN B. ALMAND
6810 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32217

**FIRST AMENDMENT TO COVENANTS, CONDITIONS
AND RESTRICTIONS OF PAGE HILL**

This Amendment is made this 9 day of June, 2002 by PAGE HILL & ASSOCIATES,
a Florida General Partnership ("Developer").

WITNESSETH:

1. Developer has previously subjected the Property known as Page Hill according to plat thereof recorded at Plat Book 6 Page 237 and 238 of the public records of Nassau County, Florida (the "Property") to those certain Covenants, Conditions and Restrictions recorded in Official Records Book 1012, Pages 1465 through 1484 of the public records of Nassau County, Florida (the "Declaration").

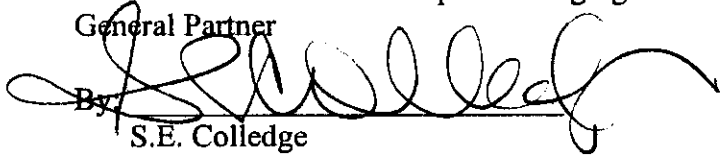
2. Exhibit "B" was inadvertently omitted from the Declaration and the Developer wishes to amend the Declaration to provide for Exhibit "B".

NOW THEREFORE, for good and valuable consideration, Developer hereby amends the Declaration to include Exhibit "B" attached hereto to the same extent as if such Exhibit was originally contained in the Declaration.

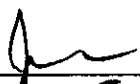
Except as amended herein all other terms and conditions of the Declaration remain in full force and effect.


PAGE HILL & ASSOCIATES,
a Florida General Partnership

By: RIVER OAKS JOINT VENTURE,
a Florida General Partnership as Managing
General Partner



By: S.E. Colledge
General Partner



Print Name: James R. Menard


Print Name: Alan B. Almand

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P.500

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me as of this 9 day of June, 2002, by S.E. Colledge as General Partner of RIVER OAKS JOINT VENTURE, a Florida General Partnership as Managing General Partner of PAGE HILL & ASSOCIATES, a Florida General Partnership. He is personally known to me or has produced a driver's license as identification.

 Kimberly J Workman
My Commission CC849699
Expires August 1, 2003

Kimberly J Workman
Notary Public
Print Name: Kimberly J. Workman
My Commission Expires: 8/1/2003

EXHIBIT "B"

COMMON AREAS

The Common Areas shall include the lakes now existing or hereinafter to be erected on the Property or which are part of the Stormwater Management System, the easement described below necessary for the construction, reconstruction and maintenance of the fencing walls, landscaping and signs which may be constructed by Declarant and any other portion of the Property deeded to the Association by the Declarant.

Declarant may erect perimeter fencing, berms, landscaping and signs (hereinafter referred to as the "Entrance") along Pages Dairy Road and Worthington Drive and along such boundaries or the Property as deemed necessary by Declarant. The Association shall have a five foot (5') easement surrounding the Entrance to maintain it in good condition and shall include in the annual assessments a reasonable reserve for the repair and replacement of the Entrance. No Owner shall remove, damage or alter any part of the Entrance without the approval of the ARC.