

PREPARED BY AND RETURN TO:
Chris Shee
734 Abby Mist Drive
St. Johns, FL 32259
904-838-7153

**SUPPLEMENTAL DECLARATION AND AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR VILLAGES OF VALENCIA**

THIS FIRST AMENDMENT (“First Amendment”) is made effective this 15th day of July, 2011, by **VALENCIA ST. AUGUSTINE, LLC**, a Florida limited liability company (the “Declarant”) and joined by **VILLAGES OF VALENCIA HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit (the “Association”).

RECITALS:

A. The Declaration of Covenants, Conditions, and Restrictions for Villages of Valencia has previously been recorded in Official Records Book 2953, at page 441, of the public records of St. Johns County, Florida (the “Declaration”).

B. Woodside Valencia, LLC, a Florida limited liability company (“Woodside”), assigned to Declarant all of Woodside’s rights as “Declarant” under the Declaration, pursuant to that certain ASSIGNMENT OF RIGHTS OF DECLARANT recorded in Official Records Book 3438, Page 1147 of the public records of St. Johns County, Florida.

C. Pursuant to Developer’s right to amend as set forth in Article XI, Section 25(f) of the Declaration, the undersigned hereby amend the Declaration as more particularly set forth herein.

NOW THEREFORE, the parties hereby amend the Declaration as follows:

1. **Sidewalks.** A new Section 31 is hereby added to Article XI of the Declaration as follows:

“Sidewalks. Any Owner of a Lot developing a Residential Dwelling Unit on such Lot shall construct any sidewalk on 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.”

2. **Ratification.** As specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed and delivered this First Amendment as of the date and year first above written.

Signed, sealed and delivered in the presence of:

DEVELOPER:

VALENCIA ST. AUGUSTINE, LLC, a Florida limited liability company

(Signature) [Handwritten Signature]
(Print Name) [Handwritten Name]

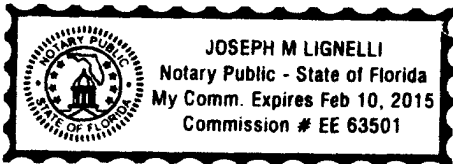
By: [Handwritten Signature]
Chris Shee as President of Jandler & Company, Inc, Member of Valencia St. Augustine, LLC

(Signature) [Handwritten Signature]
(Print Name) [Handwritten Name]

COPY

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

The foregoing instrument was acknowledged before me this 15 day of July, 2011, by Chris Shee, President of Jandler & Company, Inc., Member of Valencia St. Augustine, LLC, a Florida limited liability company, on behalf of the company.



(Print Name) [Handwritten Name]
NOTARY PUBLIC, State of Florida at Large
Commission # [Handwritten Commission #]
My Commission Expires: [Handwritten Date]
Personally Known [Handwritten Mark]
or Produced I.D. [Handwritten Mark]
[check one of the above]
Type of Identification Produced

