

PREPARED BY AND RETURN TO:
Gary B. Davenport
PO Box 840320
St Augustine FL 32080-0320

Public Records of
St. Johns County, FL
Clerk # 2011063048,
O.R. 3504 PG 1878-1880
12/14/2011 at 03:05 PM,
REC. \$13.00 SUR. \$14.00

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

THIS SECOND AMENDMENT ("Second Amendment") is made effective this 6th day of December, 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 and Restrictions for Villages of Valencia has previously been recorded in Official Records Book 2953, at page 441, as amended by that Supplemental Declaration and Amendment to Declaration of Covenants and Restrictions For Villages of Valencia recorded in Official Records Book 3455, Page 425, all 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 Developer's Rights 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 further amend the Declaration as follows:

1. The Declaration is hereby amended to add to Article VII, Section 1 a new subsection (5) as follows:

(5) Lots sold by the Developer to a builder (not an individual) for the construction of a home and subsequent resale of such home and Lot to a homeowner shall also be exempt from the Assessments created herein for a period not to exceed 1 year from the date of such sale by the Developer to the builder, however such Lots shall be subject to a one time Initial Builder Assessment of \$300.00 for Townhome Lots and \$400.00 for Single Family Lots, which assessment shall be due upon transfer of the Lot from the Developer to the builder and which assessment may be used by the Association for either operating or capital expenses .

2. All other terms and provisions of the Declaration not affected hereby 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:

Pamella Gesell
(Signature)
Pamella Gesell
(Print Name)

Gary B. Davenport
(Signature)
Gary B. Davenport
(Print Name)

DECLARANT:

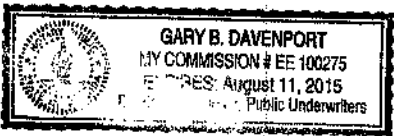
VALENCIA ST. AUGUSTINE, LLC,
a Florida limited liability company

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

STATE OF FLORIDA)
) SS
COUNTY OF St. Johns)

The foregoing instrument was acknowledged before me this 6th day of Dec, 2011, by Chris Shee, President of Jandler & Company, Inc., Member of Valencia St. Augustine, LLC, a Florida limited liability company.

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



Witnesses:

ASSOCIATION:

VILLAGES OF VALENCIA HOMEOWNERS
ASSOCIATION, INC.,
a Florida corporation not for profit

Pamella Gasc

(Signature)

Pamella Gasc

(Print Name)

Gary B. Davenport

(Signature)

Gary B. Davenport

(Print Name)

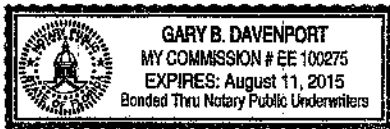
By:

Chris Shee

Chris Shee
President

STATE OF FLORIDA)
) SS
COUNTY OF ST JOHNS)

The foregoing instrument was acknowledged before me this 6th day of Dec 2011,
by Chris Shee, the President of **VILLAGES OF VALENCIA HOMEOWNERS
ASSOCIATION, INC.**, a Florida corporation not for profit, on behalf of the company.



Gary B. Davenport

(Print Name)

Gary B. Davenport

NOTARY PUBLIC, State of

Florida at Large

Commission # _____

My Commission Expires:

Personally Known _____

or Produced I.D. _____

[check one of the above]

Type of Identification Produced