

Prepared by and return to:  
Cecile Evans Rider, Esquire  
Rogers, Towers, Bailey, Jones & Gay  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

Bk: 8853  
Pg: 604 - 606  
Doc# 98034744  
Filed & Recorded  
02/18/98  
10:13:37 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00

5 MIN. RETURN  
PHONE # 399-0555

FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF ORTEGA BLUFFS

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS (the "First Amendment") made this 12<sup>th</sup>  
day of February, 1998, by ORTEGA BLUFFS, INC., a Florida  
corporation, (hereinafter referred to as the "Developer").

RECITALS

A. Developer has executed and caused to be recorded that  
certain Declaration of Covenants, Conditions and Restrictions of  
Ortega Bluffs, being dated August 30, 1993 and recorded in Official  
Records Volume 7657, pages 1019 through 1032 of the current public  
records of Duval County, Florida (the "Declaration").

B. Developer now desires to amend the Declaration to annex  
additional lands as permitted by Section 7.6 of the Declaration,  
which additional lands are more particularly described as follows:

See Exhibit "A" attached hereto and by this reference  
made a part hereof (the Additional Lands").

C. Developer now desires to amend the Declaration, pursuant  
to its rights reserved in Section 7.2 (a) of the Declaration, as  
more particularly set forth in paragraph 2 below.

D. There are no Mortgages encumbering any of the Additional  
Lands.

NOW THEREFORE, in consideration of the foregoing and other  
good and valuable consideration, the undersigned has caused this  
First Amendment to be executed and amend the Declaration as  
follows:

1. The Additional Lands are hereby annexed and made  
subject to the Declaration.

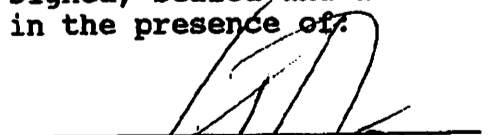
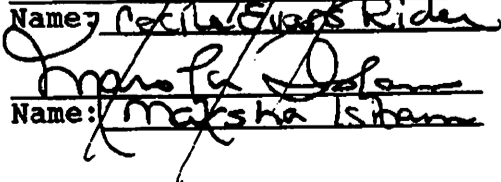
2. Article 5.8 is amended to reduce the minimum square  
footage from not less than one thousand seven hundred (1700) square  
feet to not less than one thousand four hundred (1400) square feet  
for the Additional Lands only. (3)

3. Except as modified herein the original Declaration  
shall remain in full force and effect.


IN WITNESS WHEREOF, the Developer has caused the  
foregoing Declaration to be executed by a duly authorized officer,  
on the date set forth above.

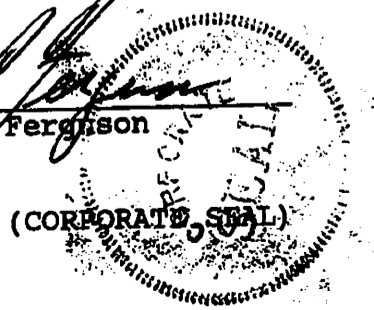
"Developer"

Signed, sealed and delivered  
in the presence of:

  
Name: Cecile Evans Rider  
  
Name: Maksha Isibana

ORTEGA BLUFFS, INC., a Florida  
corporation

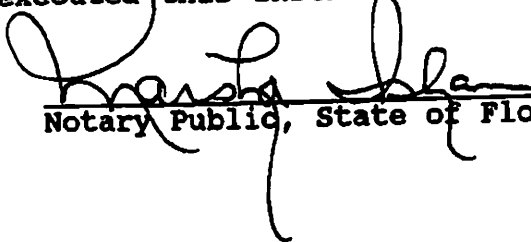
By:   
Kelley D. Ferguson  
Its: President



Book 8853 Pg 604

STATE OF FLORIDA     )  
                                  )  
COUNTY OF DUVAL     )

The foregoing Amendment to Declaration was acknowledged before me this 25 day of February, 1998, by Kelley D. Ferguson, the President of ORTEGA BLUFFS, INC., a Florida corporation, who is personally known to me or who has produced as identification, and who executed this instrument on behalf of the corporation.

  
\_\_\_\_\_  
Notary Public, State of Florida

OFFICIAL NOTARY SEAL  
MARSHA ISHAM  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC513571  
MY COMMISSION EXP. NOV. 30, 1999

EXHIBIT A

All of the lands described in the plat of ORTEGA BLUFF UNIT TWO, according to plat thereof recorded in Plat Book 51, pages 75, 75A, 75B, 75C, 75D, 75E AND 75F of the current public records of Duval County, Florida

\_\_\_\_\_