

This instrument prepared by *Robert L. Beals*:
LA → ROBERT L. BEALS, ESQ.
GRAY, HARRIS & ROBINSON, P.A.
P. O. Box 1870
Melbourne, FL 32902-1870

Orange Co FL 5754912
09/10/96 08:03:05am
OR Bk 5118 Pg 4691
Rec 10.50

**FIRST AMENDMENT TO RIVER OAKS LANDING
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS FIRST AMENDMENT TO RIVER OAKS LANDING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 31st day of July, 1996, by RIVER OAKS OF ORANGE COUNTY, INC., a Florida corporation (the "Developer"), pursuant to the provisions of Article I, Paragraph 3, AMENDMENTS, to the RIVER OAKS LANDING Declaration of Covenants, Conditions and Restrictions (the "Declaration"), as recorded in Official Records Book 5029, Page 1123, Public Records of Orange County, Florida, as follows:

1. Article I, Paragraph 3, AMENDMENTS, is hereby deleted in its entirety and the following is substituted therefor:

3. AMENDMENTS. Except as otherwise provided in Article VI, Section 3, so long as Developer, its successors or assigns owns ten (10%) percent or more of the lots in RIVER OAKS LANDING, contingent upon receipt of prior approval by HUD/VA, it may change any provision of this Declaration in whole or in part, by executing a written instrument making said changes and having the same duly recorded in the Public Records of Orange County, Florida. Except as otherwise provided in Article VI, Section 3, at any time after the Developer or its assigns no longer owns ten (10%) percent or more of the lots above-described, the then owners of at least two-thirds (2/3) of the voting interest of the Association membership may change these covenants and restrictions in whole or in part by executing a written instrument making said changes and having the same duly recorded in the Public Records of Orange County, Florida.

2. Article II, PROPERTY RIGHTS, is amended by adding the following Section 3, ANNEXATION OF ADDITIONAL PROPERTIES, thereto:

3. ANNEXATION OF ADDITIONAL PROPERTIES. Annexation of additional properties and dedication of common area shall require prior HUD/VA approval as long as there is a Class B membership, or as long as the Developer owns more than ten (10%) of the lots in RIVER OAKS LANDING.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

DEVELOPER:

RIVER OAKS OF ORANGE COUNTY, INC., a Florida corporation

By: [Signature]
RANDALL REX, President

Address: P. O. Box 3767
Cocoa, FL 32924

OR Bk 5118 Pg 4692
Orange Co FL 5754912
Recorded - Martha D. Haynie

[Signature]
Witness Signature


Thomas G. Alday, III
Print Witness Name

[Signature]
Witness Signature

Cassandra C. Phillips
Print Witness Name

STATE OF FLORIDA)
COUNTY OF Orange) ss:

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of July, 1996 by RANDALL REX, as President of RIVER OAKS OF ORANGE COUNTY, INC., a Florida corporation, who is personally known to me or who produced _____ as identification, and who did take an oath.

 LAURA ANN ROTTMANN
My Comm Exp. 6/07/99
Bonded By Service Inc.
RA 0040350
[] Renewal Exp. [] NotarLD
hoa \r\voak\orange\deco.sml

[Signature]
Notary Public Signature
Laura Ann Rottmann
Print Notary Public Name