

This instrument prepared by Courts:

ROBERT L. BEALS, ESQ.

GRAY, HARRIS & ROBENSON, P.A.

P. O. Box 1870

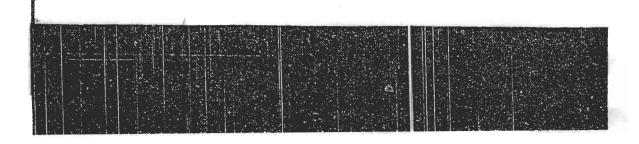
Melbourne, FL 32902-1870

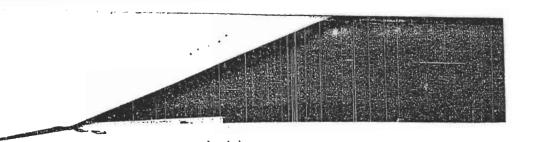
Orange Co FL 5754912 09/10/96 08:03:05am OR Bk 5118 Pg 4691 Rec 10.50

## 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. ANENDMENTS. Except as otherwise provided in Article VI, Section 3, so long as Developer, its successors or assigns cwas ten (10%) percent or more of the lots in RIVER CARS 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 Grange County, Florida.
- Article II, <u>PROPERTY RIGHTS</u>, is amended by adding the following Section 3, <u>ANNEXATION OF ADDITIONAL PROPERTIES</u>, 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 same more than ten (104) of the lots in RIVER CARS 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

Witness Signature

Thomas G. Allay, T

Print Witness Name Cassandral

Witness Signature

Cassandra C. Phillips Print Witness Name

STATE OF FLORIDA

COUNTY OF Orange

RANDALL REX, President

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

OR Bk 5118 Pg 4692 Orange Co FL 5754912

Recorded - Martha O. Haynie

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of Tuly, 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.

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LAURA ANN ROTTMANN My Comm Exp. 6/07/99

Public Signature

Print Notary Fublic Name