

**PREPARED BY AND RETURN TO:**

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**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR THE CARLTON AT OAK LANDING, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE CARLTON AT OAK LANDING, A CONDOMINIUM (the "Amendment") is made as of January 9, 2012, by The Carlton at Oak Landing Condominium Association, Inc.

**RECITALS:**

A. On or about August 9, 2004, Atlantic Property Group, L.L.C., a Florida Limited Liability Company (the "Developer") caused the Original Declaration to be executed and recorded in Official Records Book 11984, page 726, public records of Duval County, Florida, for the purpose of submitting the lands and premises described therein to the provisions of the Act.

B. The Bylaws of The Carlton at Oak Landing Condominium Association, Inc., a Florida not-for-profit corporation (the "Association") are as set forth in the Original Declaration, as Exhibit F attached thereto.

C. Article XI of the Original Declaration provides that the Original Declaration may be amended by resolution proposed by the Directors of the Association or by the Unit Owners in the Association, and approved by not less than sixty-six and two-thirds percent (66 2/3<sup>rd</sup> %) of all voting interests at a meeting called for such purpose.

D. The Association and the Unit Owners of no less than sixty-six and two-thirds percent (66 2/3<sup>rd</sup> %) of the Units of the Condominium, at a meeting duly noticed and conducted, have approved a resolution proposed by the Board of Directors of the Association to amend the Original Declaration as provided herein.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Declaration is amended as follows:

1. Article V, paragraph B of the Declaration is amended to read in its entirety as follows:


B. Limited Common Elements. All porches (screened or unscreened), patios, terraces, water meters and balcony areas and other fixtures and equipment, if any, which are reserved for the use of a certain unit or units to the exclusion of all other units. The Association shall be responsible for the maintenance of the water meters with each member being responsible for his or her own water expense as indicated by the water meter servicing each member's unit.

2. Except as amended hereby, the Declaration shall remain in full force and effect.

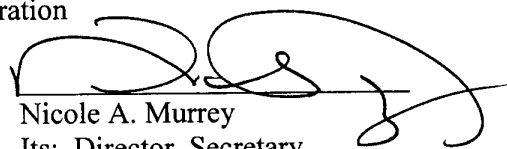
IN WITNESS WHEREOF, the undersigned have caused this Amendment to be duly executed on the date set forth above.


IN WITNESS WHEREOF, The Carlton at Oak Landing Condominium Association, Inc. has caused the foregoing Declaration of Condominium to be executed, and its corporate seal to be affixed, by its duly authorized officer on the date set forth above.

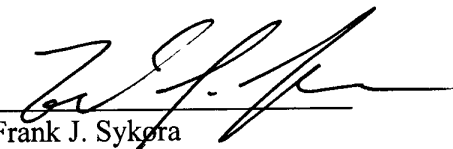
Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Print Name: MICHELLE MARTIN

The Carlton at Oak Landing Condominium  
Association, Inc., a Florida not-for-profit  
corporation

By:   
\_\_\_\_\_  
Nicole A. Murrey  
Its: Director, Secretary

  
\_\_\_\_\_  
Print Name: Tari C. Greene

By:   
\_\_\_\_\_  
Frank J. Sykora  
Its: Director, President

STATE OF FLORIDA )  
 )  
COUNTY OF DUVAL )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgment by Nicole A. Murrey, Director of The Carlton at Oak Landing Condominium Association, Inc., to me known to be the persons who signed the foregoing instrument as such directors, and they severally acknowledged that the execution thereof was their free act and deed as such directors for the uses and purposes therein expressed and that the said instrument is the act and deed of said Florida corporation.

WITNESS my hand and official seal in the County and State last aforementioned this 6<sup>th</sup> day of January, 2012.

Tarji C. Greene  
Notary Public



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STATE OF FLORIDA )  
 )  
COUNTY OF DUVAL )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgment by Frank J. Sykora, Director of The Carlton at Oak Landing Condominium Association, Inc., to me known to be the persons who signed the foregoing instrument as such directors, and they severally acknowledged that the execution thereof was their free act and deed as such directors for the uses and purposes therein expressed and that the said instrument is the act and deed of said Florida corporation.

WITNESS my hand and official seal in the County and State last aforementioned this 6th day of January, 2012.

Tarji C. Greene  
Notary Public



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