

Prepared By and Return To:  
Clifford B. Newton, Esquire  
Clifford B. Newton, P.A.  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

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HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 55.50

Book 9208 Pg 525

**FIRST AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR  
SADDLEWOOD UNIT ONE**

THIS FIRST AMENDMENT TO DECLARATION is made this 12th day of February, 1999, by **DOSTIE INVESTMENTS, INC.**, a Florida corporation, hereinafter called or referred to "Declarant";

**W I T N E S S E T H:**

**WHEREAS**, Declarant herein is the Declarant in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One recorded in Official Records Volume 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"); and

**WHEREAS**, pursuant to Article V, paragraph 35(b) of the Declaration the Declarant is authorized to amend the Declaration from time to time to comply with the St. Johns River Water Management District; and

**WHEREAS**, pursuant to requirements of the St. Johns River Water Management District, the Declarant is hereby amending the Declaration as to the conservation easements as shown on the Plat of Saddlewood Unit One, according to the plat thereof recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida.

**NOW, THEREFORE**, in consideration of the premises, the Declarant hereby declares:

1. Article V of the Declaration is amended to add the following language as paragraph 37:

"37. Conservation Easement. The Declarant hereby reserves unto itself, its successors and assigns, a perpetual, non-exclusive easement (the "Conservation Easement") over and across all areas noted on the Plat as Conservation Easement, together with a strip of land that is ten feet (10') in width and parallel to the interior conservation easement line as depicted on said plat. "Conservation Easement" shall mean and refer to all of such areas so designated on the Plat.

No right-of-access by the general public to the Property or any portion thereof is conveyed by this easement.

This easement, and all terms and conditions hereof, shall run with the land and be binding upon and inure to the benefit of the heirs, successors, assigns, and personal representatives of the Declarant and the St. Johns River Water Management District.

The Declarant, its successors and assigns, and the St. Johns River Water Management District shall have the right to enter upon the Conservation Easement Areas at all reasonable times and in a reasonable manner, to assure compliance with the prohibitions and restrictions hereinafter set forth.

The Association, its successors and assigns, and the Owner of any Lot upon which there is located any Conservation Easement Area, shall be responsible for the periodic removal of trash and other debris which may accumulate on such easement area.

This easement may be amended or cancelled, or portions of the property released herefrom, only by written instrument duly recorded in the public records of Duval County, Florida, and executed by the Declarant and the St. Johns River Water Management District or their respective heirs, successors, assigns and personal representatives.

The purpose of this Conservation Easement is to preserve the land predominately in its natural state pursuant to the following description of "Prohibited Activities" and "Permitted Activities":

a. The following activities shall constitute prohibited activities on the Conservation Easement area (the "Prohibited Activities"):

i) Construction or placing of buildings, roads, utilities, or other structures on or above the ground.

ii) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials.

iii) Removal or destruction of trees, shrubs or other vegetation.

iv) Excavation, dredging or removal of loam, peat, gravel, soil, rock, or other material in such a manner as to affect the surface.

v) Any surface use which does not permit the Conservation Easement area to remain predominantly in its natural condition.

vi) Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

b. The following activities shall constitute permitted activities (the "Permitted Activities"):

i) Any activities and improvements required or permitted under St. Johns River Water Management District Permit No. 40-031-0715A-ERP."

2. Except as specifically amended hereby, the Declaration is unchanged.

IN WITNESS WHEREOF, this Addendum has been executed by the Developer on the day and year first above set forth.

Signed, sealed and delivered in the presence of:

DOSTIE INVESTMENTS, INC.

*Bruce A. Lingerfelt*  
Print Name: BRUCE A. LINGERFELT

By: *Richard R. Dostie*  
RICHARD R. DOSTIE  
Its Vice President

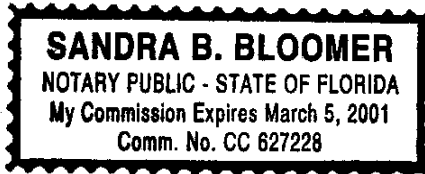
*Sandra B. Bloomer*  
Print Name: SANDRA B. BLOOMER

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 1999, by Richard R. Dostie, Vice President of DOSTIE INVESTMENTS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me.

*Sandra B. Bloomer*  
Notary Public, State of Florida  
My commission expires:

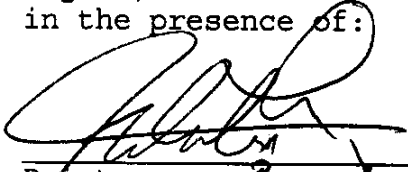


CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEWOOD UNIT ONE

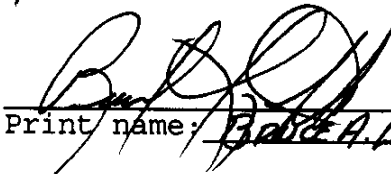
The undersigned, RAMON THOMAS BERNHARD and TAMMY LYNNE BERNHARD, husband and wife, as the owner of record of Lot 8, Block 2, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNER"

  
Print name: REX DOSTILE

  
RAMON THOMAS BERNHARD

  
Print name: BRUCE A. LINGERFELT

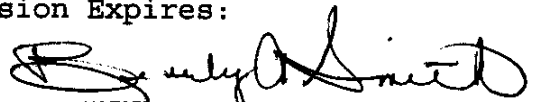
  
TAMMY LYNNE BERNHARD

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged this 1 day of January, 1999, by RAMON THOMAS BERNHARD and TAMMY LYNNE BERNHARD, who are personally known to me or produced FL. DRIVERS LICENSE as identification.

Print Name: BEVERLY A. SMITH  
Notary Public  
My Commission Expires:



NOTARY PUBLIC - STATE OF FLORIDA  
BEVERLY A. SMITH  
COMMISSION # CC854898  
EXPIRES 8/30/2001  
BONDED THRU ASA 1-888-NOTARY1

CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEWOOD UNIT ONE

The undersigned, DEAN M. MITCHELL and SHERRIE L. MITCHELL, husband and wife, as the owner of record of Lot 7, Block 2, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNER"

*[Signature]*  
Print name: JEFFREY D. SMITH

*[Signature]*  
DEAN M. MITCHELL

*[Signature]*  
Print name: DOUGLASS HARDEN

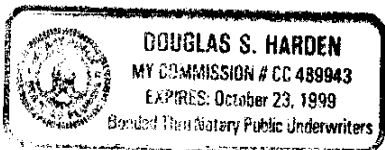
*[Signature]*  
SHERRIE L. MITCHELL

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged this 21st day of January, 1999, by DEAN M. MITCHELL and SHERRIE L. MITCHELL, who are personally known to me or produced with driver licenses as identification.

*[Signature]*  
Print Name: DOUGLASS HARDEN  
Notary Public  
My Commission Expires:



CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEWOOD UNIT ONE

The undersigned, RENE DOSTIE, JR., the President of RENEX HOMES, INC., a Florida corporation, as the owner of record of Lots 2, 6 and 7, Block 2; Lots 3 and 6, Block 3; Lot 7, Block 4; and Lots 2 and 14, Block 12, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by it shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNER"

RENEX HOMES, INC., a Florida corporation

Carol L. Anders  
Print name: CAROL L. ANDERS

By: Rene Dostie, Jr.  
Rene Dostie, Jr., President

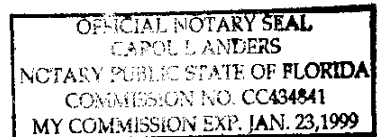
Douglas S. Harden  
Print name: Douglas S. Harden

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged this 21<sup>st</sup> day of January, 1999, by Rene Dostie, Jr., the President of Renex Homes, Inc., who is personally known to me.

Print Name: Carol L. Anders  
Notary Public CAROL L. ANDERS  
My Commission Expires:



RETURN TO:  
NEWTON & ALMAND  
10192 San Jose Boulevard  
Jacksonville, Florida 32257.

Book 9208 Pg 531

Bk: 9196  
Pg: 453  
Doc# 99031730  
Filed & Recorded  
02/09/99  
11:27:02 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 6.00

OF RECORD

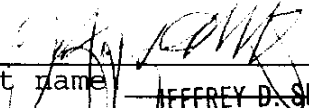
CONSENT AND JOINDER TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR SADDLEWOOD UNIT ONE

THIS INSTRUMENT IS BEING RE-RECORDED TO ATTACH THE SAME  
TO THE APPROPRIATE AMENDMENT.

The undersigned, DAVID LEE SHELBERG and KAREN ANNETTE SHELBERG, husband and wife, as the owner of record of Lot 6, Block 2, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

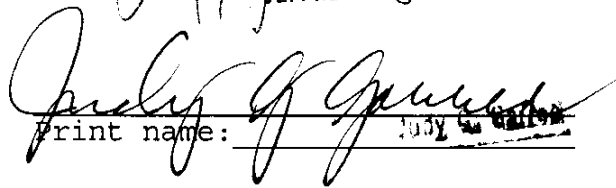
Signed, sealed and delivered  
in the presence of:

"OWNER"

  
Print name: JEFFREY D. SMITH

  
DAVID LEE SHELBERG


6.00

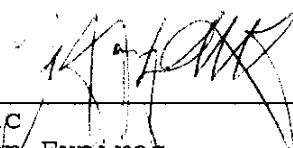
  
Print name: JUDY G. [unclear]

  
KAREN ANNETTE SHELBERG

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged this 29th day of January, 1999, by DAVID LEE SHELBERG and KAREN ANNETTE SHELBERG, who are personally known to me or produced FLORIDA DRIVER LICENSES as identification.

 Jeffrey D. Smith  
My Commission CC699078  
Expires November 30, 2001

Print Name:   
Notary Public  
My Commission Expires: JEFFREY D. SMITH

CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEWOOD UNIT ONE

The undersigned, RAYFORD E. HAWKINS, JR. and SHEILA K. HAWKINS, husband and wife, as the owner of record of Lot 12, Block 12, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNER"

*[Signature]*  
Print name: Rene Lastic Jr

*[Signature]*  
RAYFORD E. HAWKINS, JR.

*[Signature]*  
Print name: Bruce La Lingerfelt

*[Signature]*  
SHEILA K. HAWKINS

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged this 2nd day of January, 1999, by ~~RAYFORD~~ RAYFORD E. HAWKINS, JR. and SHEILA K. HAWKINS, who are personally known to me or produced \_\_\_\_\_ as identification.

Print Name: Mary L. Collado  
Notary Public  
My Commission Expires:





CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEWOOD UNIT ONE

The undersigned, MICHAEL R. PHELPS and DELORIS J. PHELPS, husband and wife, as the owner of record of Lot 6, Block 3, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNER"

[Signature]
Print name: RENE DESTIK
[Signature]
Print name: BRUCE A. LINNENFELT

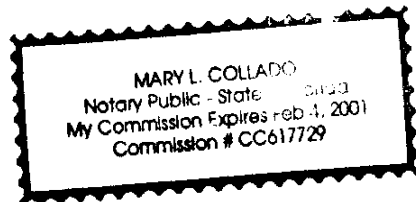
[Signature]
MICHAEL R. PHELPS
[Signature]
DELORIS J. PHELPS

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged this 2nd day of January, 1999, by MICHAEL R. PHELPS and DELORIS J. PHELPS, who are personally known to me or produced as identification.

Print Name: [Signature]
Notary Public
My Commission Expires:



CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEWOOD UNIT ONE

The undersigned, WILLIAM KEITH BROWN, the President of KEITH BROWN HOMES, INC., a Florida corporation, as the owner of record of Lots 3 and 11, Block 2; Lots 4 and 5, Block 4; and Lots 3, 10 and 11, Block 12, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by it shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNER"

KEITH BROWN HOMES, INC., a Florida corporation

[Signature]  
Print name: J. Parrott

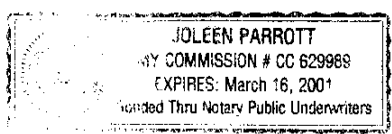
By: William Keith Brown  
William Keith Brown  
Its President

[Signature]  
Print name: Andrew M. Blanton

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged this 5th day of ~~January~~ February, 1999, by William Keith Brown, the President of Keith Brown Homes, Inc., a Florida corporation, who is personally known to me.

[Signature]  
Print Name: J. Parrott  
Notary Public  
My Commission Expires:



PREPARED BY:  
CLIFFORD B. NEWTON  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

RETURN TO:  
CLIFFORD B. NEWTON, P.A.  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

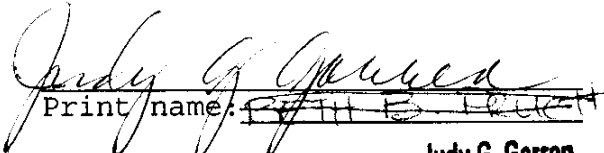
Book 9208 Pg 535

CONSENT AND JOINDER TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR SADDLEWOOD UNIT ONE

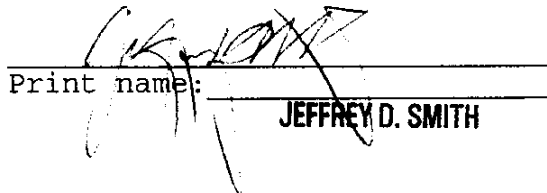
The undersigned, **BETH B. PRUETT**, a unmarried person, as the owner of record of Lot 2, Block 2, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C and 16D, of the current public records of Duval County, Florida, said lots being a portion of the real property as described in the Declaration of Covenants, Conditions and Restrictions for Saddlewood Unit One, recorded in Official Records Book 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us/me shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered  
in the presence of:

"OWNER"

  
Print name: ~~BETH B. PRUETT~~  
Judy G. Garren

  
BETH B. PRUETT

  
Print name: JEFFREY D. SMITH

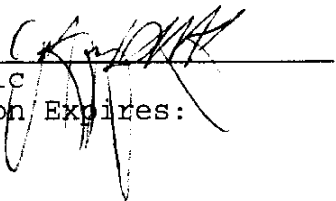
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged this 8th day of February, 1999, by Beth B. Pruett, who is personally known to me or produced FLA. DRIVER'S LICENSE as identification.



Jeffrey D. Smith  
My Commission CC699078  
Expires November 30, 2001

Print Name:   
Notary Public  
My Commission Expires:

CONSENT AND JOINDER TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SADDLEWOOD UNIT ONE

The undersigned, ALTON R. PATIN and LYNNE M. PATIN, husband and wife, as the owners of record of Lot 3, Block 3, SADDLEWOOD, UNIT ONE, according to Plat of SADDLEWOOD UNIT ONE, recorded in Plat Book 52, pages 16, 16A, 16B, 16C AND 16D, of the current public records of Duval County, Florida, said lot being a portion of the real property as described in the Declaration of Covenants, Conditions, Restrictions and Easements for Saddlewood Unit One, recorded in Official Records Volume 9047, page 1492, of the current public records of Duval County, Florida (the "Declaration"), hereby join in the Declaration and consent that the property owned by us shall be subject to all of the terms, provisions, easements, covenants, conditions and restrictions as set forth in the Declaration.

Signed, sealed and delivered in the presence of:

"OWNERS"

[Signature]  
Print name: WAYNE K. SPENCER

[Signature]  
ALTON R. PATIN

[Signature]  
Print name: WENDY WALLS

Print name: \_\_\_\_\_

[Signature]  
LYNNE M. PATIN

Print name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged this 12th day of February, 1999, by Alton R. Patin and Lynne M. Patin, who are personally known to me or have produced \_\_\_\_\_ as identification.

Print Name: [Signature]  
Notary Public  
My Commission Expires:



WAYNE K. SPENCER, SR  
Notary Public, State of Florida  
My Comm. expires April 13, 1999  
Comm. No. CC 452796