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Public Records of
St. Johns County, FL
Clerk# 02-076575
O.R. 1871 PG 236
02:26PM 12/30/2002
REC \$5.00 SUR \$1.00

Prepared by and Return to:
Richard G. Hathaway, P.A.
115 Professional Drive, Ste. 101
Ponte Vedra Beach, FL 32085

**First Amendment to
Declaration of Covenants and Restrictions at Turnberry at St. Johns**

This First Amendment, dated effective December 30, 2002, is from Turnberry Developers, Ltd. ("Developer"). There is presently existing that certain Declaration of Covenants and Restrictions at Turnberry at St. Johns (the "Declaration") recorded in O.R. Book 1277, page 607 of the records of St. Johns County, Florida. Pursuant to its powers under Article X, Section 5. of the Declaration, the Developer hereby amends the Declaration as follows:

Article VII, Section 18. Garages. is hereby amended in its entirety to read as follows:

No garage shall be permanently enclosed or converted to another use without the written approval of the ARB. No carports shall be permitted. All houses must be constructed with garages attached or detached which shall contain at least two parking places with a minimum of 400 square feet of usable space appropriate for the parking of Permitted Vehicles. All garages must have electric door openers which shall be maintained in a useful condition. Garage doors shall be kept closed when not in use. All improved Lots shall have a paved driveway with border constructed of a material approved by the ARB as part of the plans and specifications.

IN WITNESS THEREOF, Developer has caused this First Amendment to Declaration of Covenants and Restrictions at Turnberry at St. Johns to be executed by and through its authorized officer who is hereunto duly authorized, as of the day and year first above set forth.

TURNBERRY DEVELOPERS, Ltd.
By: JNM TURNBERRY, INC., its sole
General Partner

Patricia H. Kelley
Patricia H. Kelley

James N. McGarvey, Jr.
Name: James N. McGarvey, Jr.
Title: President
Address: 432 Osceola Avenue
Jacksonville Beach, FL 32250

Mary K. Barr
Mary Barr

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of December, 2002 by James N. McGarvey, the President of JNM Turnberry, Inc., a Florida corporation, general partner of Turnberry Developers, Ltd., a Florida limited partnership, on behalf of the corporation and the limited partnership. He is personally known to me.

Notary Name: *Patricia H. Kelley*
My Commission # DD 101492
Commission expires: 5-21-06
(NOTARY SEAL)



Patricia H. Kelley
MY COMMISSION # DD101492 EXPIRES
May 21, 2006
BONDED THRU TROY FAIN INSURANCE, INC