

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

William S. Rogers, Jr., Esq.
Beavers/Rogers Law & Advisory Group, LLC
4440 Merrimac Avenue
Jacksonville, Florida 32210

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CEDAR BAY SUBDIVISION**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR BAY SUBDIVISION (this, "Amendment") is made and entered into as of the 11th day of March, 2011, by **GREENPOINTE MF I, LLC**, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256 ("Declarant").

RECITALS

A. On or about August 26, 2010, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Cedar Bay Subdivision, which are recorded in Official Records Book 15360, page 2251, of the current public records of Duval County, Florida ("Declaration").

B. Pursuant to the rights reserved to Declarant in Section 31 of the Declaration, the Declarant desires to amend the Declaration as provided herein.

C. All terms not otherwise defined herein shall have the meaning otherwise ascribed to them in the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article V, Section 6 is hereby amended and replaced in its entirety as follows:

"6. Outbuildings. No outbuilding shall be erected, placed, or altered on any Lot."

2. Article V, Section 11 is hereby amended and replaced in its entirety as follows:

"11. Recreational and Commercial Vehicles. No commercial vehicles, boats, travel trailers, motorized homes or trailers of any type shall be permitted to be placed on any Lot subject to these covenants. No

wheeled vehicles of any kind or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures. No automobiles, trailers, or boats shall be parked in the roadways or on the right-of-way adjoining the Lots. For purposes of this paragraph, a vehicle which is a ¾ ton or less truck used as transportation to and from the Lot Owner's employment shall not be considered a commercial vehicle."

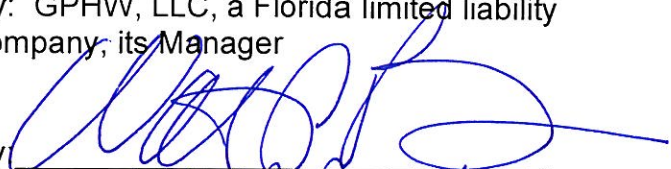
3. Except as specifically modified by this Amendment, the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the date first above written.

DECLARANT:


GREENPONTE MF I, LLC
a Delaware limited liability company

By: GPHW, LLC, a Florida limited liability company, its Manager

By: 
Name: Walter P. Bussells
Title: Secretary / Treasurer / VP

STATE OF FLORIDA
COUNTY OF DUVAL

March The foregoing instrument was acknowledged before me this 11th day of February, 2011, by Walter P. Bussells, the Vice President of GPHW, LLC, a Florida limited liability company, as Manager of **GREENPONTE MF I, LLC**, a Delaware limited liability company, on behalf of the company. He either [] is personally known to me or [] has produced a _____ state driver's license as identification.


Notary Public, State of _____
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

