

This Instrument prepared by:

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Space reserved for Clerk pursuant to Sec. 695.26, F.S., and/or Rule 2.055(c), Florida Rules
of Judicial Administration

FIRST AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS OF
MAGNOLIA DUNES.

THIS FIRST AMENDMENT is made this
8th day of April, 2004, by the Magnolia
Dunes Homeowners' Association of St. Johns
County, Inc., a not-for-profit corporation, herein
referred to as "ASSOCIATION."

PUBLIC

Public Records of
St. Johns County, FL
Clerk# 04-028010
O.R. 2179 PG 304
03:18PM 04/16/2004
REC \$13.00 SUR \$2.00

WHEREFORE, the ASSOCIATION,
desires to amend the DECLARATION OF
COVENANTS AND RESTRICTIONS OF
MAGNOLIA DUNES; and

WHEREAS, a meeting of the members of the ASSOCIATION was held on the 28th day of
JANUARY, 2004 pursuant to notice duly given; and

WHEREAS, the amendment received the approval of at least seventy-five (75%) percent of
those persons entitled to cast a vote;

NOW, THEREFORE, the ASSOCIATION hereby declares the following Amendment to the
DECLARATION OF COVENANTS AND RESTRICTIONS OF MAGNOLIA DUNES (deletions
are stricken, additions are underlined):

Article V
ARCHITECTURAL CONTROL

Section 4. Architectural Planning Criteria.

(g) Garages and Automobile Storage. In addition to the requirements stated in Paragraph
(a) above, all garages shall have a minimum width of twenty (20) feet and a minimum depth of
twenty (20) feet as measured from the outside walls of the garage. All garages must have a single
overhead door with a minimum door width of sixteen (16) feet for a two car garage, or two (2)
sixteen (16) foot doors for a four car garage and a service door. All overhead doors shall be
electrically operated and shall be kept closed when not in use. Nor carports will be permitted unless
approved by the ARB. ~~Automobiles shall be stored in garages when not in use.~~ No garage shall be
converted to living space unless a garage in compliance with these provisions is constructed in its
stead and unless the facade of the enclosed garage is approved by the ARB and a new garage, in

compliance with these restrictions, is built. The use of side entry garages is encouraged whenever possible.

Article VI
USE RESTRICTIONS

Section 12. Commercial Trucks, Vehicles, Trailers and Boats and Recreation Vehicles. No vehicles of any kind including, without limitation, commercial vans, trucks, trailers, boats, recreational vehicles or automobiles. No commercial vehicle of any kind or trailers, boats or recreational vehicles shall be permitted to park outside of an enclosed garage or an approved screening; nor shall any of the above. No vehicle shall be permitted to be stored on blocks or maintained outside of any enclosed garage or approved screening in an inoperable condition. Trailers, boats and recreational vehicles may remain temporarily parked in a driveway for a period not to exceed forty eight (48) continuous hours with a 3-day minimum lapse between periods. Approval of screening locations and material shall be at the sole discretion of the ARB and shall be determined on a case-by-case basis.

Except as modified herein, the remaining terms and conditions of said Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the President and Secretary have caused this Amendment to the Declaration of Covenants and Restrictions of Magnolia Dunes, to be executed in its name and corporate seal to be affixed this 8th day of April, 2004.

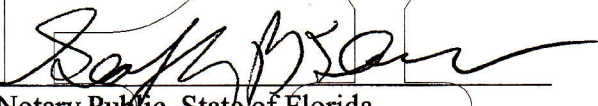
MAGNOLIA DUNES HOMEOWNERS'
ASSOCIATION OF ST. JOHNS COUNTY, INC.

Gary Savarese
By: GARY SAVARESE
Its: President

Attest: [Signature]
Secretary
(Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Gary Savarese, as President of the Magnolia Dunes Homeowners' Association of St. Johns County, Inc., to me known to be the person described in or who has produced a Florida Driver's License as identification and who executed the foregoing instrument and acknowledged before me this execution of same in the County and State aforesaid this 8th day of April, 2004.


Notary Public, State of Florida
at Large



GEOFFREY B. DOBSON
Notary Public, State of Florida
My comm. expires Oct. 12, 2007
Comm. No. DD 254913