

Prepared By:
John G. Metcalf
50 Silver Forest Drive
Suite 200
St. Augustine, FL 32092

Public Records of St. Johns County, FL
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FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER LANDING

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER LANDING ("First Amendment") is made effective as of July 18, 2024 by **Land Planners Development II, Inc.**, a Florida corporation whose address is 50 Silver Forest Drive, Suite 200, St. Augustine, FL 32092 (the "Declarant").

Recitals:

A. The Declarant executed and recorded the Declaration of Covenants and Restrictions For Silver Landing, recorded in Official Records Book 5355 beginning at Page 935 of the Public Records of St. Johns County, Florida, the Supplementary Declaration of Covenants And Restrictions For Silver Landing (Silver Landing Phase 2B) recorded in Official Records Book 5635 beginning at Page 1108 of the Public Records of St. Johns County, Florida, and the Supplementary Declaration of Covenants And Restrictions for Silver Landing (Silver Landing Phase 2A) recorded in Official Records Book 5783 beginning at page 1606 of the Public Records of St. Johns County, Florida (the "Declaration").

B. The Declarant retains property within Silver Landing that is subject to the Declaration.

C. The Declarant desires to amend the Declaration as described below and this First Amendment is made pursuant to the to the reserved rights of the Declarant set forth in Section 4.3 of the Declaration. The amendment to the Declaration made by this First Amendment does not materially and adversely affect the value of any Lot or other building parcel within the Property or the access, utilities, or drainage to or from any such Lot or building parcel.

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

1. The Declarant confirms that the above stated recitals are true and correct. All capitalized terms contained in this First Amendment shall have the same meaning as such terms are defined in the Declaration.

2. The real Property described on Exhibit A of this First Amendment (the "Withdrawn Property") is hereby withdrawn from the Common Area as defined in Section 2.3 of the Declaration, and as described in Exhibit D of the Declaration as supplemented.

3. Except as specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effective as originally executed and supplemented.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed on the day and year first above written.

Signed, sealed and delivered

In the presence of the following witness:

Sign:

Witness #1

Print:

Address: 50 Silver Forest Drive, Suite 200

St. Augustine, FL 32092

Sign:

Witness #2

Print:

Address: 50 Silver Forest Drive, Suite 200

St. Augustine, FL 32092

Land Planners Development II, Inc.,
a Florida corporation.

By:

Name Printed: Kimberly S. Bryan

Title: Vice Presidents

Address: 50 Silver Forest Drive,
Suite 200, St. Augustine, FL 32092

STATE OF FLORIDA
COUNTY OF St. Johns

I hereby certify the foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 18th day of , 2024, by Kimberly Bryan as Vic President of Land Planners Develop a Florida corp on behalf of the company. He/She [✓] is personally known to me, or [] has produced as identification.

Affix Notary Stamp or Seal Below

John G. Metcalf

NOTARY PUBLIC – Signature above

Printed Name: John G. Metcalf

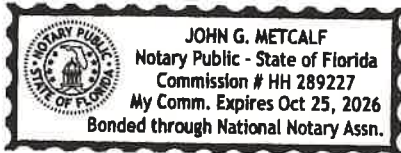


Exhibit A

(Land Withdrawn From Common Area)

The Following 4 parcels of real property are withdrawn from the Common Area of Silver Landing.

(1.) That portion of Tract V, as depicted on the plat of Silver Landing recorded in Map Book 109 beginning on Page 1 of the Public Records of St. Johns County, Florida conveyed to Michael Fink and Raya Fink by deed recorded in Official Records Book 5924 beginning at page 1724 of the Public Records of St. Johns County, Florida.

(2.) That portion of Tract V, as depicted on the plat of Silver Landing recorded in Map Book 109 beginning on Page 1 of the Public Records of St. Johns County, Florida conveyed to Kristina Okafor by deed recorded in Official Records Book 5924 beginning at page 1720 of the Public Records of St. Johns County, Florida.

(3.) That portion of Tract V, as depicted on the plat of Silver Landing recorded in Map Book 109 beginning on Page 1 of the Public Records of St. Johns County, Florida conveyed to Stephanie Antonucci and John J. Antonucci by deed recorded in Official Records Book 5924 beginning at page 1728 of the Public Records of St. Johns County, Florida.

(4.) That portion of Tract E, as depicted on the plat of Silver Landing recorded in Map Book 114 beginning on Page 66 of the Public Records of St. Johns County, Florida as described in the following legal description: (see next page)



June 21, 2024
Page 1 of 1

Work Order No. 24-012.02
File No. 130A-26.02A

Lot 187 Addition

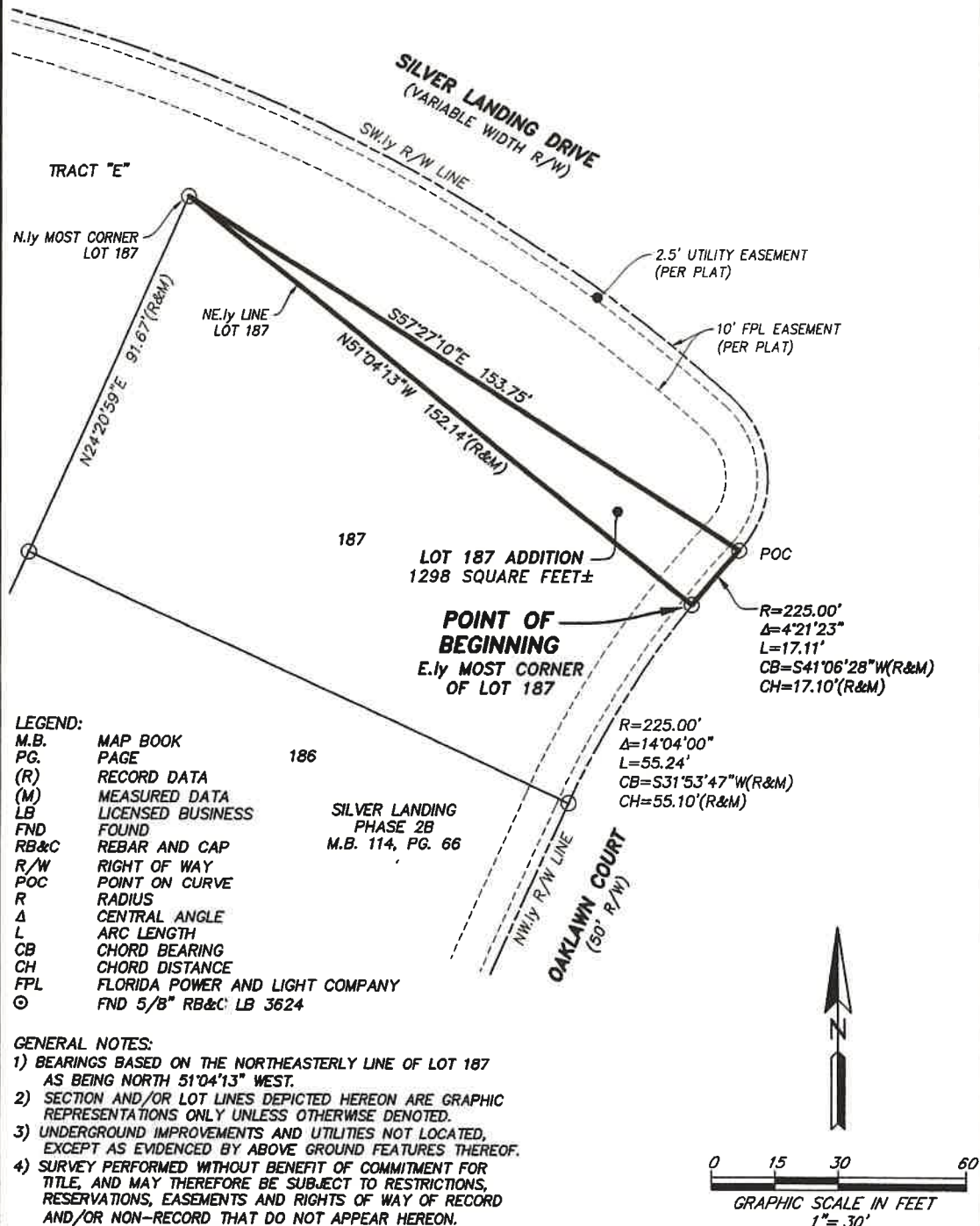
A portion of Tract "E", as depicted on Silver Landing Phase 2B, a plat recorded in Map Book 114, page 66, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Easterly most corner of Lot 187, as depicted on said Silver Landing Phase 2B, said corner lying on the Northwesternly right of way line of Oaklawn Court, a 50 foot right of way as presently established; thence North $51^{\circ}04'13''$ West, along the Northeasterly line of said Lot 187, a distance of 152.14 feet to the Northerly most corner thereof; thence South $57^{\circ}27'10''$ East, 153.75 feet to a point lying on said Northwesternly right of way line of Oaklawn Court; thence Southwesterly, along said Northwesternly right of way line and along the arc of a non-tangent curve concave Southeasterly having a radius of 225.00 feet, through a central angle of $04^{\circ}21'23''$, an arc length of 17.11 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $41^{\circ}06'28''$ West, 17.10 feet.

Containing 1298 square feet, more or less.

MAP SHOWING BOUNDARY SURVEY OF

A PORTION TRACT "E", AS DEPICTED ON SILVER LANDING PHASE 2B,
A PLAT RECORDED IN MAP BOOK 114, PAGE 66, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) BEARINGS BASED ON THE NORTHEASTERLY LINE OF LOT 187 AS BEING NORTH 51°04'13\"/>

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Certificate of Authorization No: LB 3624

SCALE: 1\"/>

DATE: JUNE 21, 2024



Digital Signature
by: Bob L.
Pittman, P.S.M.

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA PSM No. 4827