

MAR 24 2015

Prepared By and To Be Returned To:
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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR BISCAYNE GROVE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR BISCAYNE GROVE ("First Amendment") is made by KB Home Jacksonville LLC, a Delaware limited liability company authorized to do business in Florida ("KB").

WITNESSETH:

WHEREAS, the Declaration of Covenants and Restrictions for Biscayne Grove was recorded on July 24, 2014, in Official Records Book 16855, Page 685, public records of Duval County, Florida, as has been or may have been amended and supplemented from time to time (collectively, "Declaration"); and

WHEREAS, KB is the Declarant under the Declaration; and

WHEREAS, Section 15.2.1 of the Declaration permits Declarant to amend the Declaration without the approval or joinder of any other party at any time prior to the date on which Declarant shall have conveyed 90% of the Lots of the Property; and

WHEREAS, KB, as Declarant, has not conveyed 90% of the Lots of the Property as of the effective date hereof; and

WHEREAS, KB desires to amend the Declaration in the manner more particularly provided hereinafter;

NOW, THEREFORE, KB hereby states as follows:

1. The foregoing recitals are true and correct and are deemed incorporated herein as if fully stated hereinafter.

2. Section 4.6.8 of the Declaration is hereby amended to read as follows:

4.6.8 Garage Doors. Homeowners shall generally keep the garage doors closed except when required for ingress and egress from the garage.

3. Except as modified by this First Amendment, the Declaration remains valid and in full force and effect. In the event of a conflict between the provisions of this First Amendment and the provisions of the Declaration prior to the effective date hereof, the provisions of this First Amendment shall control.

2

IN WITNESS WHEREOF, KB, as Declarant, has caused this First Amendment to be executed by its authorized representative and affixed its corporate seal as of this 14th day of March, 2015.

WITNESSES:

KB Home Jacksonville LLC, a Delaware limited liability company authorized to do business in Florida.

Signature: *Rachelle Hower*
Printed Name: Rachelle Hower

By: *[Signature]*
Wes Hinton
Director, Land Development

Signature: *Lisa Bianchi*
Printed Name: Lisa Bianchi

SEAL

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 14th day of March, 2015, by Wes Hinton, as Director, Land Development, of KB Home Jacksonville LLC, a Delaware limited liability company, on behalf of the corporation. He is personally known to me.

My Commission Expires:



Lisa Bianchi
(Signature)
Name: Lisa Bianchi
(Legibly Printed)
Notary Public, State of Florida
FF178447
(Commission Number, if any)