

AMENDMENT TO DECLARATION OF OFFICIAL RECORDS
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MALLARD COVE

THIS AMENDMENT to Declaration of Covenants, Conditions and Restrictions for Mallard Cove Unit One is made on the date hereinafter set forth by TOMPKINS INVESTMENT GROUP INCORPORATED, a Delaware corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Land Planners Development, Inc., a Florida corporation, was the Declarant in the Declaration of Covenants, Conditions and Restrictions for Mallard Cove Unit One, which was recorded in Official Records Volume 6636, Page 1907, current public records of Duval County, Florida; and

WHEREAS, all rights of Declarants under said Declaration were assigned to Tompkins Investment Group Incorporated by Assignment recorded in Official Records Volume 6776, Page 1158, current public records of Duval County, Florida; and

WHEREAS, said Declaration, Article V, paragraph 34 thereof provides that Declarant has the right to amend the covenants and restrictions so long as Declarant owns at least ten (10) lots within the subdivision; and

WHEREAS, Declarant owns more than ten (10) lots in the subdivision and wishes to amend certain portions of the covenants and restrictions as hereinafter set forth; and

NOW, THEREFORE, Declarant hereby amends Article IV, paragraph 2 of the above-described covenants and restrictions by adding the following sentence to said paragraph:

The Association is hereby granted easements as necessary for such improvements and maintenance, specifically including access easements over the lots for access to the lakes and maintenance easements over those portions of the lots upon which the lakes are located.

The covenants and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Mallard Cove Unit One shall remain in full force and effect except as amended herein.

PREPARED BY Kathy Brown
 9/9/91 old to August 1991
Box 32257

IN WITNESS WHEREOF, this Amendment to Declaration has been executed

OFFICIAL RECORD

Declarant this 30th day of July, 1990.

Signed, sealed and delivered
In the presence of:

TOMPKINS INVESTMENT GROUP
INCORPORATED

Julie E. Bates
Kay M. Green

By: Kenneth L. Johns Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by Kenneth L. Johns Jr., Vice President of TOMPKINS INVESTMENT GROUP INCORPORATED on behalf of the corporation, this 30th day of July, 1990.

Shelley A. Jenkins
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 29, 1993

STATE OF FLORIDA
DUVAL COUNTY
I, UNDERSIGNED Clerk of the Circuit & County Court, Florida, DO HEREBY CERTIFY the within and a true and correct copy of the original as it appears in the in the office of the Clerk of Circuit & County Court, Florida.

WITNESS my hand and seal of Clerk of Circuit & County Court of Jacksonville, Florida, this the 1st day of August, 1990.

HENRY W.

Clerk, Circuit and County Court

By: [Signature]

Clerk of Court

90-0079579

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

90 JUL 31 PM 12:51

RECORD VERIFIED

[Signature]
CLERK OF CIRCUIT COURT