

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:  
THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FL 32202

**THIRD AMENDMENT TO DECLARATION OF  
COVENANTS AND RESTRICTIONS FOR SILVERLEAF MASTER**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVERLEAF MASTER ("Third Amendment") is made effective December 3, 2019, by WHITE'S FORD TIMBER, LLC, a Florida limited liability company (the "Declarant").

**RECITALS:**

A. The Declarant has previously executed and recorded the Declaration of Covenants and Restrictions for Silverleaf Master recorded in Official Records Book 4743, at page 1063, which has been amended in Official Records Book 4755, at page 1180, and in Official Records Book 4813, all of the public records of St. Johns County, Florida records (together, the "Declaration").

B. The Declarant desires to amend the Declaration as more particularly described below and this Third Amendment is made pursuant to the reserved rights of the Declarant set forth in Section 12.7 of the Declaration. The amendment to the Declaration effected hereby does not materially and adversely affect the value of any Lot or other building parcel located within the Property.

**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 Third Amendment shall have the same meanings as such terms are defined in the Declaration.

2. Section 5.5 of the Declaration is hereby amended in its entirety as follows:

**5.5 Capital Contributions.** Upon the initial conveyance to any party (the "Buying Party") of any completed Residential Dwelling Unit, the Buying Party shall be required to make a capital contribution to the Association in the sum of Three Hundred and No/100 Dollars (\$300.00) per Residential Dwelling Unit. Upon each subsequent conveyance of any completed Residential Dwelling Unit, the Buying Party shall be required to make a capital contribution to the Association in the sum of Five Hundred and No/100 Dollars (\$500.00) per Residential Dwelling Unit. Capital contributions collected pursuant to this Section 5.5 may be used for any purpose reasonably contemplated by this Declaration or the Association's Articles of Incorporation or Bylaws, as determined in the reasonable discretion of the Association's Board of Directors.

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

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

Signed, sealed and delivered in the presence of the following witnesses:

WHITE'S FORD TIMBER, LLC, a Florida limited liability company

By: Hutson Management, Inc., a Florida corporation, its Manager

Gary F. Howard  
Name Printed: GARY F. HOWARD

John G. Metcalf  
By: John G. Metcalf  
Name Printed: JOHN G. METCALF  
Title: Vice President

Cory Williams  
Name Printed: CORY WILLIAMS

STATE OF FLORIDA }  
COUNTY OF St. Johns }

The foregoing instrument was acknowledged before me this 3rd day of December, 2019, by John G. Metcalf, the Vice President of Hutson Management, Inc., a Florida corporation, the Manager of **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company, on behalf of the corporation and on behalf of the company.

Beverly L. Cunningham  
(Print Name BEVERLY L. CUNNINGHAM)  
NOTARY PUBLIC, State of Florida  
Commission # GG933307  
My Commission Expires: 11-20-2023  
Personally Known   
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_



Beverly L. Cunningham  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG933307  
Expires 11/20/2023