

PREPARED BY AND RETURN TO:  
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**FIRST AMENDMENT TO DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR WEST END VILLAS AT NOCATEE**

THIS FIRST AMENDMENT ("First Amendment") is made effective this 2<sup>nd</sup> day of Nov, 2021, by SONOC COMPANY, LLC, a Delaware limited liability company (the "Developer") and WEST END VILLAS AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

**RECITALS:**

A. Developer and the Association executed the Declaration of Covenants and Restrictions for West End Villas at Nocatee recorded in Official Records Book 5305, at page 1354 of the public records of St. Johns County, Florida, as supplemented (the "Declaration").

B. Pursuant to Developer's unilateral right to amend as set forth in Section 14.6 of the Declaration, the undersigned hereby amend the Declaration as more particularly set forth herein.

**NOW THEREFORE**, the parties hereby amend the Declaration as follows:

1. **Developer's Assessments.** The second sentence of Section 7.13 of the Declaration is deleted and replaced with the following:

"During the Development Period, and in lieu of payment of any assessments to the Association, the Developer shall pay the balance of the actual operating expenses of the Association remaining after the levying of and payment of assessments due from Owners other than the Developer pursuant to assessments levied by the Board pursuant to this Declaration, including, without limitation, Capital Contributions."

2. **Ratification.** As specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

*{Signatures Commence on Following Page}*



