

Prepared by and return to:  
Bert C. Simon, Esquire  
Gartner, Brock and Simon  
1660 Prudential Drive, Suite 203  
Jacksonville, Florida 32207

**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
THE RESERVE AT JAMES ISLAND CONDOMINIUMS**

This Second Amendment to Declaration of Condominium is made this 17<sup>th</sup> day of February, 2007, by The Reserve at James Island, LC, a Florida limited liability company, whose address is 10961 Burnt Mill Road, Jacksonville, Florida 32256 ("Declarant").

**Preliminary Statement**

By that Declaration of Condominium of The Reserve at James Island Condominiums dated May 18, 2006 and recorded at Official Records Book 13273, page 1922 of the Public Records of Duval County, Florida, as amended by that First Amendment to Declaration of Condominium of The Reserve at James Island Condominiums dated May 30, 2006 and recorded at Official Records Book 13363, page 1007 of the Public Records of Duval County, Florida (collectively, the "Declaration"), the Declarant established The Reserve at James Island Condominiums. Under paragraph 13.2 of the Declaration, the Declarant reserved the right to amend the Declaration to effect Declarant's development intent with regard to use of the Condominium Property. Declarant desires to amend the Declaration to correct a misstated intent regarding a pet restriction.

NOW THEREFORE, in consideration of the foregoing premises, Declarant hereby amends the Declaration as follows:

1. Section 10.6, first sentence, is hereby deleted in its entirety and replaced with the following sentence:

No pets or animals shall be kept or maintained in or about the Condominium Property except only domesticated dogs (excluding akitas, pit bull dogs, chows, doberman pinschers, rottweilers and any dog weighing more than thirty-five (35) pounds), cats and small caged birds, hereinafter referred to as "Pets". The keeping of a dog weighing more than thirty-five (35) pounds on Condominium Property shall be subject to written approval from the Board.

2. The following section 10.6 (e) is hereby added to the Declaration:

(e) If an adult dog's weight is less than or equal to thirty-five (35) pounds at the time the dog's owner became a resident of the Condominium, and the dog's weight subsequently increases to an amount greater than thirty-five (35) pounds, such dog shall be permitted to remain on the Condominium Property.

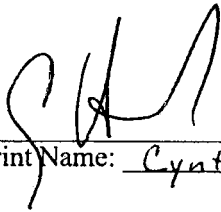
3. Any dog weighing more than thirty-five (35) pounds which is residing on the Condominium Property at the time of recording of this Second Amendment shall be deemed to have been grandfathered in and shall be permitted to remain on the Condominium Property so long as the dog's owner resides on the Condominium Property.

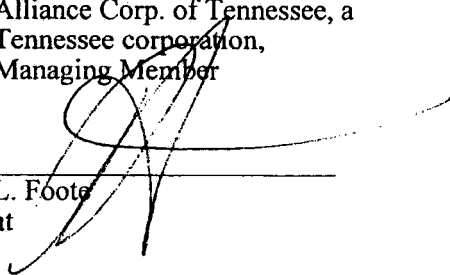
In witness whereof, the Declarant has executed this Second Amendment to the Declaration of Condominium of The Reserve at James Island Condominiums as of the date first set forth above.

Signed, sealed and delivered in the presence of:

**THE RESERVE AT JAMES ISLAND, LC**  
a Florida limited liability company

By: Alliance Corp. of Tennessee, a Tennessee corporation,  
Managing Member


  
Print Name: Cynthia Heyle

By:   
Robert L. Foote  
President

  
Print Name: KRIS PEDERSEN

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of February, 2007, by Robert L. Foote, as the President of Alliance Corp. of Tennessee, a Tennessee corporation and the Managing Member of The Reserve at James Island, L.C., a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
  
Erica Alles  
Commission # DD564148  
Expires: JUNE 14, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

  
\_\_\_\_\_  
Notary Public, State and County Aforesaid

Erica Alles  
Print Name  
My commission expires:  
My commission number is: