

RECORD AND RETURN TO:
John F. Roscow, IV
Holden, Roscow & Caedington, PL
5608 NW 43rd Street
Gainesville, Florida 32653

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR FLINT ROCK AGRIHOOD**

This First Amendment to the Declaration of Covenants and Restrictions for Flint Rock Agrihood is made this 2 day of June, 2021, by **FLINT ROCK AGRIHOOD, LLC**, a Florida limited liability company ("DECLARANT").

WHEREAS, Declarant reserved the right under Article 11.1 of the Declaration to amend the Declaration.

WHEREAS, Declarant is the sole Owner of all Lots and all property subject to the Declaration.

WHEREAS, Declarant, in its desire to provide for the preservation of the values and amenities in such community and for the maintenance of its common properties, makes the following amendments to the Declaration of Covenants and Restrictions for Flint Rock Agrihood dated February 26, 2021, and filed March 16, 2021, in Official Records Book 4869, page 485, Public Records of Alachua County, Florida.

Now therefore, the Declaration is hereby amended as follows:

Article 7.1 is hereby superseded and replaced with the following provision:

7.1 One UNIT Per LOT. Only one UNIT shall be constructed on any LOT together with an accessory unit as provided by Architectural Guidelines and Alachua County Code. Each unit in the "Garden" shall contain not less than **2,600** square feet under air-conditioning. Each Unit in the "Orchard" shall contain not less than **3,000** square feet under air-conditioning. Each Unit in the "Parke" shall contain not less than **3,000** square feet under air-conditioning. Notwithstanding the foregoing, nothing herein shall preclude the Declarant from combining one or more lots for the construction of a single Unit.

Article 7.3 is hereby superseded and replaced with the following provision:

7.3 Garages. Each UNIT shall have an attached or detached garage providing parking for **at least** two (2) automobiles. All garage doors shall remain closed when not in use.

Article 4.9, Maintenance Responsibilities, is hereby supplemented to add the following new provision:

Article 4.9.6 An Owner of a vacant LOT shall keep the LOT reasonably maintained such that it is free of excessive overgrowth and garbage. Further, an Owner of a vacant LOT shall not store personal property on a vacant LOT, except in furtherance of active construction of a UNIT on the LOT.

Article 7, USE RESTRICTIONS, is hereby supplemented to add the following new provision:

Article 7.4 An Owner of a LOT must commence construction of a UNIT within 48 months of the date that the Deed is recorded evidencing ownership of the LOT.

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SIGNATURES APPEAR ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, DECLARANT has executed this FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FLINT ROCK AGRIFOOD this 2 day of June, 2021.

Witnesses:

FLINT ROCK AGRIFOOD, LLC, a Florida Limited Liability Company

Amy Paras
Print name: Amy Paras

By: Tara A. Beauchamp
TARA A. BEAUCHAMP
Manager

Becky Bussard
Print name: Becky Bussard

STATE OF FLORIDA
COUNTY OF Dixie

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization this 2nd day of June, 2021, by TARA A. BEAUCHAMP, as Manager of FLINT ROCK AGRIFOOD, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Becky Bussard
Notary Public
Print name: Becky Bussard

My commission expires:



BECKY BUSSARD
Commission # GG 920317
Expires February 5, 2024
Bonded Thru Budget Notary Services