

Recording: \$ 18.50
Prepared by and return to:
Nicole F. Cromie, Esq.
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, 8th Floor
Sarasota, Florida 34236

**FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
KINGS CROSSING**

THIS AMENDMENT is made effective this 22nd day of May 2025 by
MERITAGE HOMES OF FLORIDA, INC., a Florida corporation ("Declarant").

RECITALS:

A. Declarant previously recorded a Declaration of Covenants, Conditions, and Restrictions for Kings Crossing in Official Records Book 21101, Page 2112, Public Records of Duval County, Florida (the "Declaration").

B. Article 11.3 of the Declaration reserves unto Declarant the right to unilaterally amend the Declaration as desired in Declarant's sole discretion, so long as the Class B membership exists.

C. Declarant desires to amend the Declaration with respect to certain matters as set forth herein.

NOW, THEREFORE, pursuant to the rights of Declarant reserved in Article 11.3 of the Declaration, Declarant hereby amends the Declaration as follows:

1. Working Fund Contribution. The amount of the Working Fund Contribution under Section 4.7 of the Declaration is hereby reduced from One Thousand and 00/100 Dollars (\$1,000.00) to Five Hundred and 00/100 Dollars (\$500.00).

[Signature page follows]

IN WITNESS WHEREOF, Declarant has caused this Amendment as of the day and year first above written.

Signed, sealed and delivered
in the presence of

MERITAGE HOMES OF FLORIDA, INC., a
Florida corporation

WITNESSES:

Name: Shannon Greene

Print Name of Witness: Shannon Greene

Address: 1390 Sutton Park Dr C350
Jacksonville, FL 32224

Name: Angela Midyette

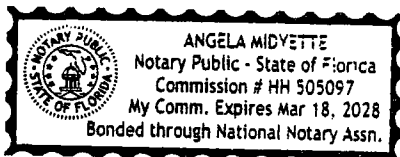
Print Name of Witness "AM"

Address: 13901 Sutton Park
Dr S. Ste C350, Jacksonville, FL 32224

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by way of ☒ physical presence or ☐ online notarization this 22nd day of May 2025, by Garrett Cone, as Division President of **MERITAGE HOMES OF FLORIDA, INC.,** a Florida corporation, on behalf of the corporation, and who is ☐ personally known to me or ☐ has produced a _____ driver's license as identification.

(NOTARY SEAL)



Angela Midyette
Notary Signature

Angela Midyette
Printed Notary Signature