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Prepared by and after recording Return to:
Lawrence V. Ansbacher
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR DUNN'S CROSSING

This First Amendment to the Declaration of Covenants and Restrictions for Dunn's Crossing (the "Declaration") is made as of the 15th day of August, 2005 by Dunn Avenue Development, Inc., a Florida corporation (the "Developer"). Capitalized terms shall be defines as set forth in the Declaration unless specifically set forth otherwise herein.

STATEMENT OF FACTS

A. Developer made the Declaration on August 9, 2005 and recorded the Declaration in Official Records Book 12671, at page 418 of the current public records of Duval County, Florida.

B. Developer is the sole "Class B Member" of the "Association," as such terms are defined in the Declaration.

C. Developer is the owner of the Designated Property as hereinafter defined.

D. The Developer desires, pursuant to Section 3.2 of the Declaration to designate certain additional property which shall be within the scheme of the Declaration all as hereinafter set forth and provided.

NOW THEREFORE, Developer does hereby amend the Declaration as follows:

1. Developer hereby designates the property shown on Exhibit A attached hereto and, by this reference, made a part hereof ("Designated Property") which shall be within the scheme of the Declaration and developed in accordance with the PUD, as the same may be amended.

2. The owner of the Designated Property shall proceed to plat the Designated Property including without limitation the dedication (i) of the public roads to the City of Jacksonville and (ii) the Common Area to the Association all in accordance with the PUD, as the same may be amended.

3. The Developer further declares that said property shall be held, sold, and conveyed subject to the Declaration which will run with the title and that the grantee of any deed conveying any Lot within Designated Property will be deemed by acceptance of such deed to have agreed to all such covenants, conditions, restrictions and easements and to have covenanted to observe the same.

IN WITNESS WHEREOF, the Developer has caused this First Amendment to the Declaration to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name> CHERYLE. BASSARD

Print Name> LAWRENCE V. ANSBACHER

DUNN AVENUE DEVELOPMENT, INC.,
A Florida Corporation

By: _____
Its Vice President
Print Name: James Rutnal
Whose Address is: P.O. Box 19691
Jacksonville, FL 32245

"DEVELOPER"

Description: Duval,FL Document - Book.Page 12704.562 Page: 1 of 4
Order: dfafafaf Comment:

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STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of August, 2005, by James E. Putnal, Vice President of Dunn Avenue Development, Inc., a Florida corporation, on behalf of such corporation, who is personally known to me.

Notary Public, State of Florida
My Commission Expires:
My Commission Number is:



CONSENT AND JOINDER TO FIRST AMENDMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS FOR DUNN'S CROSSING

The undersigned, THREE AMIGOS FOUR AT JACKSONVILLE, LLC, a Florida limited liability company, whose address is 3857 West 16th Avenue, Hialeah, FL 33012, ("Purchaser"), the Purchaser of the Designated Property, as described in that certain First Amendment of Declaration of Covenants and Restrictions for Dunn's Crossing to which this Consent and Joinder is attached, hereby consents and joins in the First Amendment of Declaration of Covenants and Restrictions for Dunn's Crossing to which this joinder is attached and subordinates its interest in the Designated Property to the Declaration, as amended by the First Amendment thereto.

IN WITNESS WHEREOF, this Consent and Joinder is executed by the undersigned this 16th day of August, 2005.

Signed, sealed and delivered
In the presence of:

Print Name: Mark L. Jamerson, Jr.

Print Name: MARK J. BOULRIS

PURCHASER:

THREE AMIGOS FOUR AT JACKSONVILLE, LLC,
A Florida limited liability company

By: _____
Its Sole Manager
Print Name: Mauricio Cayon

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16th day of August, 2005 by Mauricio Cayon, as sole manager of Three Amigos Four at Jacksonville, LLC, a Florida limited liability company, on behalf of such company. He (X) is personally known to me or ( ) produced _____ (Florida Driver's License) as identification.

_____
Notary Public, State of Florida
My Commission Expires

Mark J. Boulris
Commission # DD [illegible]
Expires [illegible]
Atlantic Bonding Co., Inc.

Exhibit A

Legal Description of Property

A portion of Section 5, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the Southwest corner of said Section 5, said point being situate in the centerline of Dunn Avenue (State Road No. S-104), a variable width right of way as shown on the Florida Department of Transportation Right of Way Map Section 72001-2410; thence North 01°05'11" West, along the West line of said Section 5, a distance of 114.00 feet to a point situate in the Northerly right of way line of said Dunn Avenue; thence North 89°13'09" East, along said Northerly right of way line, 145.63 feet; thence North 82°03'41" East, continuing along said Northerly right of way line, 492.91 feet; thence North 77°26'23" East, continuing along said Northerly right of way line of Dunn Avenue and along the Limited Access Right of Way line of Interstate Highway 295/State Road 9-A, as shown on said aforementioned Right of Way Map Section 72001-2410, a distance of 30.60 feet to a point situate on the West line of the East ½ of the Southwest ¼ of the Southwest ¼ of said Section 5; thence North 00°56'36" West, along said last mentioned line, 1,128.05 feet to the Northwest corner thereof; thence North 88°59'08" East, along the North line of said East ½ of the Southwest ¼ of the Southwest ¼, a distance of 186.14 feet for a POINT OF BEGINNING; thence North 15°30'38" East, 1,278.18 feet; thence North 48°36'16" East, 131.82 feet; thence North 01°20'47" West, 226.88 feet; thence South 88°48'10" West, 427.09 feet; thence North 01°11'50" West, 80.00 feet; thence North 88°48'10" East, 586.85 feet; thence North 01°11'50" West, 417.49 feet; thence North 42°56'58" East, 392.32 feet; thence North 00°48'03" West, 503.74 feet; thence South 89°11'57" West, 402.86 feet to the East line of the Northwest ¼ of the Northwest ¼ of said Section 5; thence North 00°48'03" West, 1,163.25 feet to the Northeast corner thereof and a point situate on the North line of said Section 5, and on the South line of that certain 250 foot Jacksonville Electric Authority Right of Way shown on the J.E.A. Engineering Division Drawing Number T-70-83; thence North 89°03'13" East, along said last mentioned line, a distance of 3,958.29 feet to a point which lies South 89°03'13" West, 56.30 feet from the Northeast corner of said Section 5; thence South 46°02'13" East, a distance of 79.75 feet to a point situate in the East line of said Section 5, said point being situate South 01°07'39"East, 56.30 feet from said Northeast corner of Section 5; thence South 01°07'31" East, along said East line of Section 5, a distance of 402.30 feet to a point situate in the Northwesterly right of way line of Interstate Highway 295/State Road 9-A, a 300 foot right of way as established by the aforementioned Right of Way Map Section 72001-2410, said right of way line being a curve concave Southeasterly and having a radius of 5,879.58 feet; thence Southwesterly around and along the arc of said curve and along said Northwesterly right of way line, a distance of 2695.47 feet, said arc being subtended by a chord bearing and distance of South 42°10'39" West, 2671.93 feet to the point of tangency of said curve; thence South 29°02'39" West, continuing along said Northwesterly right of way line, a distance of 578.87 feet to an angle point in said right of way line; thence South 33°04'03" West, continuing along said Northwesterly right of way line, said right of way being a variable width, a distance of 514.45 feet to the point of curvature of a curve concave Northwesterly and having a radius of 2,452.48 feet; thence Southwesterly around and along the arc of said curve and continuing along said Northwesterly right of way line, a distance of 834.17 feet, said arc being subtended by a chord bearing and distance of South 42°48'42" West, 830.16 feet to the point of tangency of said curve; thence South 52°33'21" West, continuing along said Northwesterly right of way line, a distance of 474.86 feet to a point situate in the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 5; thence North 00°39'29" West, along said last mentioned line, a distance of 232.88 feet to the Northeast corner thereof; thence South 88°59'08" West, along the North line of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 and along said North line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 1,149.52 feet to the POINT OF BEGINNING.