

This document was prepared by:  
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2811-E Industrial Plaza Drive  
Tallahassee, Florida 32301

**FIRST AMENDMENT TO AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS**  
for  
**RIVERS LANDING SUBDIVISION**

This FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereafter "First Amendment") is made this 11<sup>th</sup> day of October, 2007, by Ghazvini Properties, LLC, a Florida corporation, having as an address in Leon County, Florida, 2811-E Industrial Plaza Drive, Tallahassee, Florida 32301 (hereafter "Declarant").

**STATEMENT OF PRELIMINARY FACTS:**

The Declarant has caused an AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereafter "the Declaration") to be recorded in Official Records Book 3750, at Page 244 of the Public Records of Leon County, Florida, with respect to Rivers Landing Subdivision. The Declarant is desirous of amending the Declaration pursuant thereto as provided below.

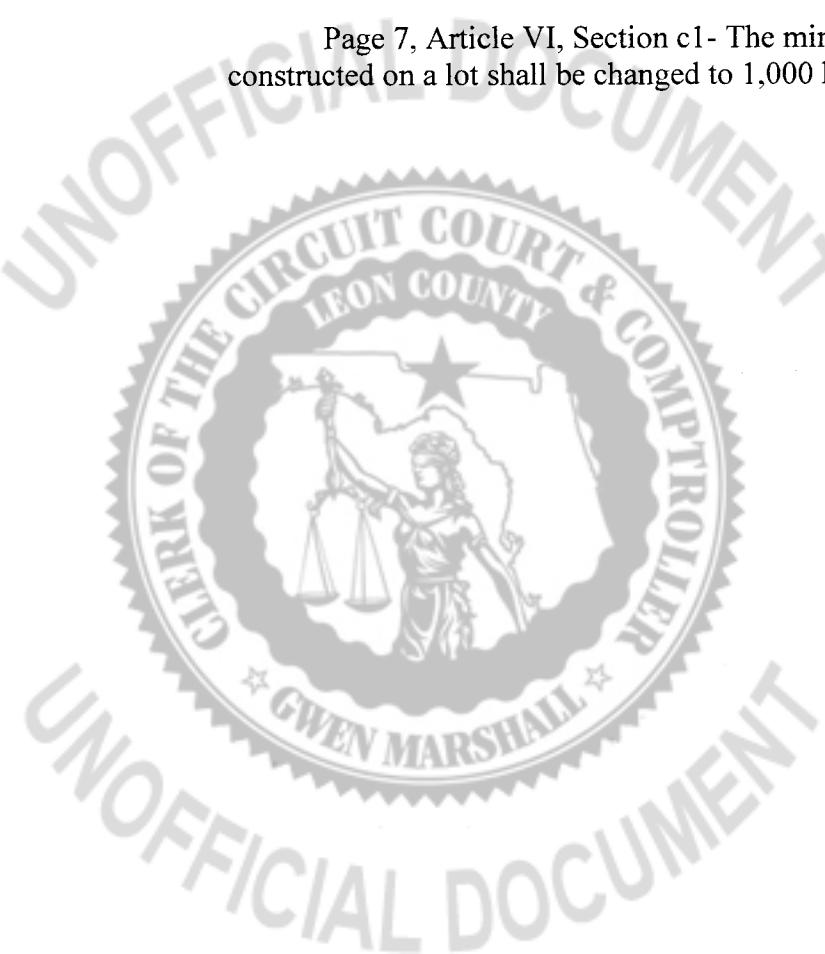
**TERMS:**

In consideration of \$10.00 and other good and valuable consideration, and incorporating the above Statement of Preliminary Facts herein, the Declarant does hereby amend the Declaration as follows:

Page 4, Article V, Section c- Shall be replaced to read "The annual assessment, to include lawn care, for each single family dwelling is \$500.00 per year and any attached town home is \$320.00 per year shall be collected in January of each year. The annual assessment can be paid in monthly installments if approved by the Association."

Page 6, Article V, Section h, Second Sentence- Shall be replaced to read "Nothing herein contained shall diminish the obligation of the County to maintain said easement or its liability to the Association for failing to do so."

Page 7, Article VI, Section c1- The minimum size of a residential dwelling constructed on a lot shall be changed to 1,000 heated and cooled square feet.



Page 7, Article VI, Section c5- The utility systems provider shall be changed to Talquin Electric, excluding gas which will be provided by the City of Tallahassee.

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

WITNESSES:

*Michael Denhoff*  
Print Name: Michael Denhoff

*Nicole J. Heath*  
Print Name: Nicole J. Heath

Ghazvini Properties, LLC  
a Florida corporation

By: *Mehran Ghazvini*  
Mehran Ghazvini, Managing Member

STATE OF FLORIDA,  
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 2007, by Mehran Ghazvini, a managing member of Ghazvini Properties, LLC, a Florida corporation, on behalf of said corporation.

He is personally known to me; or  
 He has produced \_\_\_\_\_ as identification.

*Nicole J. Heath*  
NOTARY PUBLIC  
My Commission Expires: 8/17/09

