

This Instrument Prepared By
RUSSELL D. GAUTIER
Of Moore, Williams, Bryant, Peebles & Gautier
Professional Association
Post Office Box 1169
Tallahassee, Florida 32302

FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF NATURAL WELLS II

992462

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

MAR 14 3 45 PM '90

PAUL H. HENSFIELD
CLERK OF DISTRICT COURT

THIS FIRST AMENDMENT is made and executed this 14 day of
March, 1990, by I.C.E. Group, Inc., a Florida corporation,
hereinafter referred to as "Declarant".

W I T N E S S E T H:

*OR1423PC0491

WHEREAS, Declarant is the owner of that property located in
Leon County, Florida, described in "Exhibit A" attached hereto and
by reference made a part hereof, which property is further
described and depicted on the Plat of Natural Wells - Unit Three
prepared by Nobles, Varnum and Associates, Inc., to be recorded in
the Public Records of Leon County, Florida, hereinafter referred
to as the Plat of Natural Wells III; and

WHEREAS, Declarant caused that Declaration of Covenants,
Conditions and Restrictions of Natural Wells II to be recorded in
Official Records Book 1247, page 930 of the Public Records of Leon
County, Florida, hereinafter referred to as the "Declaration"; and

WHEREAS, the Declaration provides for annexation of certain
additional property; and

WHEREAS, Declarant desires to annex the property described in
"Exhibit A" attached hereto to the Properties described in the
Declaration.

NOW THEREFORE, the Declarant declares that all of the
properties described in "Exhibit A" shall be held, sold and
conveyed subject to the easements, restrictions, covenants and
conditions set forth in the Declaration, as amended hereby, which
are for the purpose of protecting the value of and desirability of,
and which shall run with, the real property and be binding on all
parties having any right, title or interest in the real property
or any part thereof, their heirs, successors and assigns, and shall
inure to the benefit of each Owner thereof, and Declarant amends
the Declaration as follows:

1. Section 5, Article I of the Declaration is amended in its
entirety as follows:

Section 5. "Lot" shall mean and refer to each
of the numbered lots depicted on the Plat of

Natural Wells II and the Plat of Natural Wells III.

CR1423PC0492

2. Article V of the Declaration is amended by adding the following:

Section 3. Easement for Utilities, Ingress and Egress and Drainage. The Declarant hereby reserves, excepts, imposes, grants and creates to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest, a non-exclusive perpetual easement for ingress and egress and drainage and utility purposes over, across and under the roadways and other easement areas depicted on the Plat of Natural Wells III. These easements shall be maintained by the Association. Within these easements, no structure, planting or other material which may interfere with the uses and purposes of the easements shall be placed or permitted to remain.

3. Article VII of the Declaration is amended by changing the sixth sentence to read as follows:

. . . Single-wide units, not less than twelve (12) feet wide and sixty (60) feet long ("single-wide") may be located only on Lots 14-17, Block "C" and Lots 1-3 and 8-14, Block "D" of Natural Wells II and Lots 22-30, Block "C" and Lots 1-4, Block "E" of Natural Wells III. . . .

4. The Declaration, as amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed the day and year first above written.

WITNESSES: I.C.E. GROUP, INC.
Caryl L. Wiseman By: Jimmy G. Petrakis
President Its: President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14th day of March, 1990, by Jimmy G. Petrakis as PRESIDENT of I.C.E. Group, Inc., on behalf of the Corporation.

Caryl L. Wiseman
NOTARY PUBLIC
My commission expires: _____
Notary Public, State of Florida.
My Commission Expires Sept. 10, 1992
Bonded thru Tary Fain - Insurance Mfg 111111

Commence at a concrete monument marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida and thence run South 89 degrees 53 minutes 36 seconds East 499.75 feet to a concrete monument marking the Northwest corner of Natural Wells-Unit Two, a subdivision as recorded in Plat Book 9 at Page 73 of the Public Records of Leon County, Florida; thence run South 89 degrees 52 minutes 30 seconds East along the North boundary of said Natural Wells-Unit Two a distance of 1031.00 feet to a concrete monument marking the Northeast corner of said Natural Wells-Unit Two, said monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue South 89 degrees 52 minutes 30 seconds East 306.67 feet to a concrete monument; thence run South 89 degrees 56 minutes 46 seconds East 293.33 feet to a concrete monument; thence run South 204.12 feet to a concrete monument; thence run South 24 degrees 10 minutes 41 seconds West 65.73 feet to a concrete monument; thence run South 972.23 feet to a concrete monument; thence run South 20 degrees 08 minutes 43 seconds West 106.30 feet to a concrete monument; thence run South 17 degrees 50 minutes 46 seconds West 104.87 feet to a concrete monument; thence run South 12 degrees 03 minutes 26 seconds West 102.14 feet to a concrete monument; thence run South 800.00 feet to a concrete monument; thence run South 15 degrees 47 minutes 44 seconds East 62.45 feet to a concrete monument; thence run South 263.60 feet to a concrete monument; thence run North 89 degrees 40 minutes 59 seconds West 500.00 feet to the Easterly boundary of said Natural Wells-Unit Two; thence run North along the Easterly boundary of said Natural Wells-Unit Two a distance of 2657.69 feet to the POINT OF BEGINNING; containing 32.57 acres, more or less.

"EXHIBIT A"