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Prepared by:
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McDonald Fleming Moorhead
25 West Government Street
Pensacola, FL 32502
SRM-05-1022

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR ROBINSON'S MILL**

This Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Robinson's Mill (the "Amendment") is made this 15th day of November, 2010 by Robinson's Mill Investments, LLC, a Florida limited liability company.

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Robinson's Mill, dated May 12, 2008, is recorded in Official Records Book 6352, at Page 1806 of the public records of Escambia County, Florida (the "Declaration"); and

WHEREAS, in accordance with Article XII, Section 12.5 of the Declaration, this instrument has been signed by more than sixty percent (60%) of the Lot Owners with voting rights as set forth in Article VI, Section 6.2 of the Declaration, to amend those portions of the Declaration defining the Declarant, regarding the minimum square footage of dwellings built on the Lot, the required height of garage doors installed on the dwellings, the prohibition of the construction of fences within certain lots and the liability for payment of assessments to the Association.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do agree that, effective as of the date of recording of this instrument in the public records of Escambia County, Florida, the lots in Robinson's Mill shall be encumbered by and subject to each and all of the provisions:

1. Article I, Section 1.7 of the Declaration is hereby modified to read as follows:

1.7 "Declarant" means Robinson's Mill Investments, LLC, a Florida limited liability company, as assignee of Robinson's Mill, LLC, a Florida limited liability company, its successors and assigns. Declarant also may be an Owner. The various rights of Declarant under this Declaration may be separated and assigned to different parties and, if so assigned, each assignee will be considered "Declarant" as to the specific rights so assigned. Declarant may collaterally assign its rights as Declarant by mortgage or other instrument, and such assignees

may elect to either exercise the assigned rights or designate another party to exercise such rights if such assignees succeed to Declarant's interest in Robinson's Mill or any portion thereof.

2. Article III, Section 3.4(c) of the Declaration is hereby modified to read as follows:

Section 3.4 Specific Restrictions.

(c) Minimum Floor Space. Each single-story dwelling must contain at least 2,000 square feet of floor area. Each multi-story dwelling located on a Lot must contain at least 2,500 square feet of floor area, of which 1,750 square feet must be on the first floor thereof. "Floor area" means only enclosed livable floor area and does not include garages, porches (open or with screened enclosures), terraces or patios. Bonus rooms over the garage are not considered a two story home and the square footage requirement shall remain at 2,000 square feet of floor area.

3. Article III, Section 3.4(d) of the Declaration is hereby modified to read as follows:

Section 3.4 Specific Restrictions

(d) Garage. Unless otherwise specifically approved by the Architectural Review Committee, no building may be constructed separate and apart from the dwelling. Each dwelling must have an enclosed garage to accommodate at least two and not more than four cars. No carports will be permitted. Without the prior written approval of the Architectural Review Committee, no garage may be enclosed permanently or converted to another use without the substitution of another garage on the Lot meeting the requirements of this declaration. All garage doors to be at least seven (7) feet in height. Garage doors facing the street are discouraged; however, may be permitted provided the doors are "carriage house" type doors or another "architectural" door style approved by the Architectural Review Committee.

4. Article III, Section 3.4(p) of the Declaration is hereby modified to read as follows:

Section 3.4 Specific Restrictions

(p) Fences. No fences, except as may be required by law or government regulation may be erected on any Lot without prior written approval of the Architectural Review Committee. The Architectural Review Committee may specify the height, location, and material as conditions of any approval. As a general guideline (and not as a limitation of the discretion of the Architectural Review Committee), all fences shall be of wood and shall remain natural in color unless stain or paint color is approved by the Architectural Review Committee. Fences shall be located only where indicated on plans approved by the Architectural Review Committee but, generally, will be permitted only in the rear and side yards of a Lot. Accordingly, fences will not be permitted closer to the street than ten (10) feet behind the front face of the dwelling located on a Lot. If the front of the dwelling is irregular in design, the Architectural Review

Committee will determine the setback requirement for the fences. These restrictions will not apply to fences constructed by Declarant or the Association which fences may be constructed of chain link or other material.

5. Article III, Section 3.4(aa) of the Declaration is hereby modified to read as follows:

Section 3.4 Specific Restrictions

aa. Sales Offices. Notwithstanding anything in this Declaration to the contrary, Declarant, Paragon Custom Home Group and any other parties approved by Declarant, may construct and maintain sales offices and/or model homes, together with a sign or signs relating thereto, on a Lot or Lots within Robinson's Mill. Other than as specifically set forth herein, no sales office or model home may be maintained within Robinson's Mill. Furthermore, the Declarant shall have the absolute right to limit any approval hereunder as to the time period a Lot is used as a sales office or model home and/or by limiting the specific types of uses such as limiting the type of advertising, parking arrangements and the like. Nothing herein shall be deemed to create a waiver of the Architectural Review Committee's rights to review and approve any improvements to a Lot used for a sales office or model home.

6. Article IX, Section 9.3 of the Declaration is hereby modified to read as follows:

9.3 Equitable Division of Assessments. The General Assessment and Special Assessments shall be assessed among all Lots equally, except as follows:

a. Unimproved lots not owned by the Declarant will be assessed a sum equal to twenty-five (25%) of the general assessment and will not be liable for the special assessment, if any.


b. Exempt Lots will not be subject to assessment.


(end of text – signature page to follow)

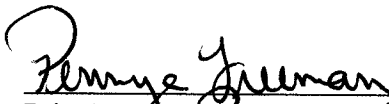
IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

ROBINSON'S MILL INVESTMENTS, LLC, a Florida limited liability company



Print Name: Stephen R. Moorhead


By: Edwin R. Epstein, its manager


Print Name: Penny Freeman

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of November 2010, by Edwin R. Epstein, as manager of Robinson's Mill Investments, LLC, a Florida limited liability company.


NOTARY PUBLIC
Print Name: _____

 Personally Known
OR
 Produced Identification
Type of Identification Produced _____

