THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
RUSSELL D. GAUTIER, ESQUIRE
WILLIAMS, GAUTIER, GWYNN, DELOACH & SORENSON, P.A.
P. O. BOX 4128
TALLAHASSEE, FLORIDA 32315-4128

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MISSION SAN MIGUEL

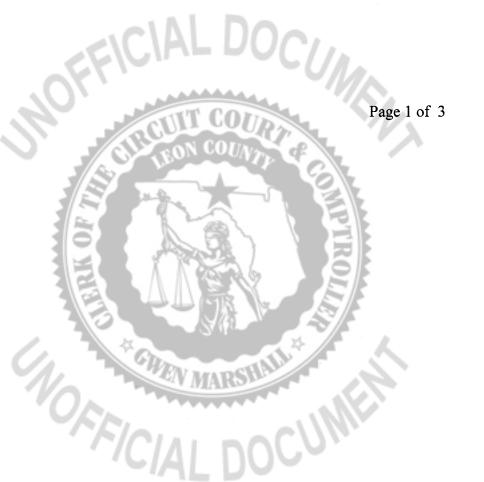
THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MISSION SAN MIGUEL is made and executed this day of _______, 2006, by San Miguel Partnership, LLP, a Florida limited liability partnership, whose address is 537 Frank Shaw Road, Tallahassee, Florida 32312 (hereinafter referred to as the "Declarant")

WITNESSETH:

WHEREAS, the Declarant subjected certain property located in Leon County, Florida to certain easements, restrictions, covenants and conditions pursuant to that Declaration of Covenants, Conditions and Restrictions for Mission San Miguel dated December 8, 2005, and recorded in Official Records Book 3571, Page 1500, of the Public Records of Leon County, Florida (hereinafter referred to as the "Declaration"); and

WHEREAS, the engineer's estimate attached to the Declaration as "Exhibit B" contains a mathematical error; and

WHEREAS, the Declarant desires to amend the Declaration to correct the estimate.



NOW, THEREFORE, in consideration of the hereinabove set forth premises, the hereinafter set forth terms and conditions and other good and valuable considerations, the receipt and sufficient of which are hereby acknowledged, the Declarant hereby amends the Declaration as follows:

- 1. The Declaration is hereby amended to replace the "Exhibit B" attached thereto in its entirety with the "Exhibit B" attached hereto and made a part hereof.
 - 2. The Declaration, as amended hereby, shall remain in full force and effect.

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

WITNESSES:

San Miguel Partnership, LLP, a Florida limited liability partnership

By:_

Charles A. White

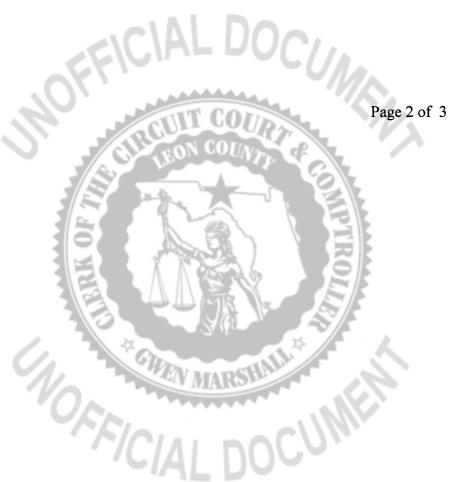
Its: Managing Partner

Print or type name.

Carpage 111 Com

Charlene M. Sciame

Print or type name.



STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me this A day of by Charles A. White, as Managing Partner of San Miguel Partnership, LLP, a Florida limited liability partnership, on behalf of the company. He

is personally known to me, or

□ has produced

as identification.

Walere M. Scrame Notary Public

Charlene M. Sciame
Commission # DD441159
Commission # DD441159
Expires September 4, 2009
Expires September 4, 2009
Expires September 4, 2009
Expires September 4, 2009

Print or Type Name NOTARY PUBLIC My Commission Expires:

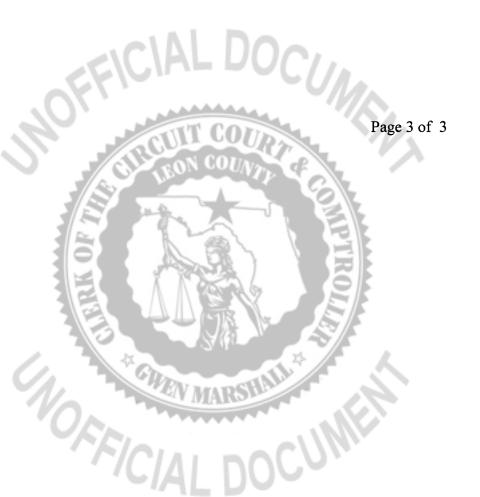


EXHIBIT B

MISSION SAN MIGUEL

OPINION OF CONSTRUCTION COST FOR INFRASTRUCTURE MAINTENANCE

I. DITCH REMEDIATION (Annually)

SEP-05-2006 09:47 FROM:POOLE ENG & SRV

1) Regrading (21,000 Linear Feet)

\$5,000.00

2) Sodding / Seeding Stabilization (3 foot wide Ditch Bottom)

\$7,000.00

Total Estimated Annualized Maintenance and Operation Cost =

\$12,000.00

II. ROADWAY REPAVING (Every 10 Years)

10,300 Linear Feet of 20' wide roadway (avg)

ITEM	UNIT	QUANTITY	\$/UNIT	\$COST
Mobilization	LS	1	\$5,000.00	\$5,000.00
1" Asphalt Paving	ŞY	23000	\$7.00	\$161,000.00
Shoulder Regrading	ŞY	9400	\$1.00	\$9,400.00
Sod	SF	42000	\$0.30	\$12,600.00
Striping	LS	. 1	\$2,000.00	\$2,000.00
10% Contingency	LS	1	\$19,000.00	\$19,000.00

Total Repaving Cost

\$209,000.00

Total Estimated Annualized Maintenance and Operation Cost =

\$20,900.00

II. STORMWATER POND MAINTENANCE

Estimated Annualized Cost of Maintenance and Operation

Six stormwater treatment ponds and one dammed lake

- Routine Maintenance (Inspections and debris removal)
 Hand tools required
 5 hour per week @ \$20.00/hr = 0.5 x 20 x 52 x 6 ponds = \$3,120.00/yr
- 2) Periodic Maintenance

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Mowing, watering, etc. - Hand tools and mowers required

Personnel and equipment @ \$200 / month / pond

 $200 \times 12 \times 6 = $14,400.00/yr$

Remove vegetation from pond bottom

Hand tools, pumps, heavy duty mowing equipment, trucks

Cleanup one (1) time/year/pond (6 ponds)

Equipment and personnel/cleanup = \$500

 $6 \times 1 \times $500 = $3,000.00/yr$

Sand filters – estimated rehabilitation cycle of ten (10) years

Rehabilitation cost estimated at \$50/foot (2,850 linear feet of sand filter)

 $$50 \times 2,850 \text{ ft } / 10 \text{ years} = $14,250/yr}$

Total Estimated Annualized Maintenance and Operation Cost =

\$34,770.00

05-131 August 28, 2006

III. GATE REPAIRS (Every 3 Years)

Replace mechanism and arm

SEP-05-2006 09:47 FROM:POOLE ENG & SRV

\$3,000.00

Total Estimated Annualized Maintenance and Operation Cost =

\$1,000.00

IV. COMMON AREA RECREATION FACILITIES

Two playing fields, swimming pool, clubhouse, tennis courts, basketball court, parking facility

- 1) Routine Maintenance (Mowing, debris removal, watering) \$200 per month = 200 x 12 = \$2,400.00/yr
- 2) Swimming Pool / Clubhouse Routine Maintenance \$1,250 per month = 1250 x 12 = \$15,000.00/yr
- 3) Court Repairs / Resurfacing \$75 per month = 75 x 12 = \$900.00/yr
- 3) Parking Lot Repairs / Resurfacing (Every 15 Years) \$7 per Square Yards = \$7.00 x 1570 / 15 Years = \$750.00/yr

Total Estimated Annualized Maintenance and Operation Cost =

\$19,050.00

TOTAL ANNUALIZED COSTS

\$87,720.00

Cheryl L. Poole, P.E.

Florida Registered Engineer

Certificate Number 42037

Poole Engineering & Surveying, Inc. License #6246

2145 Delta Blvd., Suite 100

Taliahassee, FL 32303

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August 28, 2006