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Cross Reference: Deed Book 12472  
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**FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAST PARK**

**WITNESSETH:**

WHEREAS, pursuant to the terms of Section 16.2(a) of the Declaration, during the Class "B" Control Period Declarant may unilaterally amend the Declaration for any purpose; and

WHEREAS, Declarant desires to amend the Declaration to increase the amount of the initial capital contribution to be paid by the first Owner of each Unit, other than the Declarant. NOW, THEREFORE, pursuant to the powers retained by the Declarant under Section 16.2 of the Declaration, Declarant hereby amends Section 8.5 of the Declaration by striking the second paragraph of Section 8.5 in its entirety and inserting the following paragraph in its place:

Upon acquisition of record title to a Unit by the first Owner thereof other than the Declarant, a contribution in the amount of two hundred and fifty dollars (\$250.00) shall be made by or on behalf of the purchaser to the capital reserve account of the Association. This amount shall be in addition to, not in lieu of, the annual General Assessment and shall not be considered an advance payment of any assessment. This amount shall be deposited into the purchase and sales escrow and disbursed therefrom to the Association for use in owning and maintaining the

capital assets of the Association.

Deed Book 13342 Pg 1517

J. C. Stephenson

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