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JIM FULLER
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DUVAL COUNTY
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SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS
FORT CAROLINE COVE UNITS 2 AND 3

THIS SECOND AMENDMENT made this 8th day of December, 2001, by the Caroline Cove Owners Association, Inc, a Florida not-for-profit corporation (hereinafter referred to as the "Association"), the successor to the Fort Caroline Cove Owner's Association, recites and provides:

RECITALS

A. The association is subject to the terms and obligation of that certain Declaration of Covenants, Conditions, Restrictions, and Easements, dated October 15, 1994, and recorded in Official Records Book 7984, page 596 et seq. of the public records of Duval County, Florida, (hereinafter referred to as the "Declaration").

B. Article XI Section 10 provides that the Declaration may be amended at a duly called meeting of the association where a quorum is present if the amendment resolution is adopted by (i) A majority of all class A members of the Association present at such meeting and the (ii) the Class B member, if any. An amendment so adopted shall be effective upon the recordation in the public records of Duval County of a copy of the amendment resolution, signed by the President of the Association and certified by the Secretary of the Association.

C. The Association desires to amend the Declaration on the terms and conditions herein contained.

DECLARATION

NOW THEREFORE, the Association hereby declares as follows:

- A. All the above recitals are true and correct.
- B. A meeting of Association members was held on December 8, 2001, whereat a quorum was present either in person or by proxy.
- C. The following amendments to the Declaration were adopted by a majority of those members who voted at the meeting on December 8, 2001, whereat a quorum was present, in person or by proxy.

1) Amend ARTICLE IV, Architectural Control, Item 3, Architectural Control Committee, TO READ: The ARC shall be appointed by a majority vote of the Board of Directors at a meeting duly called for such purpose or by resolution executed by a

3

majority of members of the Board. The majority of the ARC shall constitute a quorum to transact business at any meeting. In the absence of enough members to serve on the ARC, the Board of Directors may supplement or take over control of this responsibility until another meeting is duly called to appoint another ARC.

2) Amend ARTICLE XI, Restrictions Affecting Residential Lots, Item 1, Residential Use, TO READ: Each of the numbered lots in the subdivision shall be for residential lots used for single family dwellings only. No business or commercial building may be erected on any residential lot and only businesses which do not have any on-site visitors to the neighborhood (i.e. contractors, businesses with a "purveyor of services, non-specific" license, outside sales where the residential address is listed on the business permit, and other businesses which are using the address for convenience), may be conducted on any part thereof.

3) Amend ARTICLE XI, Restrictions Affecting Residential Lots, Item 3, No Shacks, Tents or Trailers, TO READ: No shack, mobile home, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any Residential Lot. Sheds may be constructed after plans, specifications and City of Jacksonville building permits (if required) are submitted for approval to the Architectural Control Committee. All such approved structures may not be visible from the street or any public area and must conform to local building code standards. Sheds must be commercially procured and conform to community color schemes and be permanently attached to a poured concrete slab.

4) Amend ARTICLE XI, Restrictions Affecting Residential Lots, Item 8, Parking. TO READ: No vehicle shall be parked on any Residential Lot unless it is on an approved paved, stone or concrete driveway. Additionally, no vehicle may be parked in any driveway, street or other improved or unimproved area unless such vehicle is operable on the highways of the State of Florida and has a current license tag with current validation. No repair work shall be performed on any vehicle except minor maintenance which can be completed in no more than 4 hours. No boat, trailer, recreational vehicle, car carrier, semi-truck or other large commercial vehicles shall be parked overnight on any residential Lot or street.

5) ADDED TO ARTICLE XI, Restrictions Affecting Residential Lots, Item 13, Residential Parking: Vehicles must be parked in the driveway or garage and may not be parked on the street in violation of Florida statute 316.1951 Exemption will be granted to vehicles displaying a valid handicap placard, tag or decal.

6) ADDED TO ARTICLE XI, Restrictions Affecting Residential Lots, Item 14, Driving Vehicles alongside Residential Homes having a Zero Lot Line: Vehicles are prohibited from being driven alongside homes with a zero lot line. Even with written permission of the owner of such zero lot line homes, vehicles are prohibited from being driven alongside homes.

- D. Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Amendment as in the Declaration.
- E. All other Covenants, Conditions, and Restrictions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this ~~First~~^{second} Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements to be executed in its name on the day and year first above written.

Signed, sealed and delivered in the presence of:

Pamela Reed
Pamela Reed


CAROLINE COVE OWNERS' ASSOCIATION INC, a Florida not-for-profit corporation

Bradley P. Richards
Its President
Richard W. Shandley Jr.
Its Secretary

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of March, 2002 by Bradley P. Richards who is personally known to me or produced ✓ as identification and by Pamela Reed, who is personally known to me or produced ✓ as identification, and who identified themselves as the President and Secretary respectively of the CAROLINE COVE OWNERS' ASSOCIATION, Inc. a Florida not-for-profit corporation, on behalf of the corporation.

 William W Thompson III
My Commission CC795035
Expires December 8, 2002

William W. Thompson III
Name: William W. Thompson
Notary Public
My Commission Expires: 12/8/02