

Doc# 2003107090
Book: 11015
Pages: 1021 - 1022
Filed & Recorded
04/07/2003 01:12:20 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50

SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF CAROLINE RIDGE
UNITS 1, 2 AND 3

This Second Amendment to Declaration of Covenants, Conditions and Restrictions (the "Amendment") is made by Caroline Ridge Owners Association, Inc. ("Association") a Florida non-profit corporation with respect to the real property included within the plat of Caroline Ridge Units One, Two and Three as recorded in Plat Book 51, pages 70, et. seq. Plat Book 52 pages 15 et. Seq., Plat Book 52 pages 36 et. Seq., and Plat Book 52 pages 45 et. Seq., of the current public records of Duval County, Florida.

WHEREAS, All of the lands shown on the plat of Caroline Ridge Units One, Two and Three have been subjected to the Declaration of Covenants, Conditions and Restrictions for Caroline Ridge Unit One (the "declaration") as recorded in official records Volume 8819, Pages 978-998, Volume 9057 Pages 766-770, Volume 9129, Pages 376-379, and Volume 9180, Pages 196-198 of the current public record of Duval County, Florida.

WHEREAS, pursuant to Article XI.10, Association may amend the Declaration for the purposes of curing any ambiguity or inconsistency between the provisions contained therein.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Amendment, Association hereby amends the Declaration as follows:

- 1) 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.
- 2) Amend ARTICLE XI, Restrictions Affecting Residential Lots, Item 3, No Shed, 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.
- 3) 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

2

vehicle, car carrier, semi-truck or other commercial vehicle shall be parked overnight on any residential Lot or street.

4) 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

5) 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.

6) All other Covenants, Conditions, and Restrictions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Association has executed this amendment this 17th day of March 2003

CAROLINE RIDGE OWNERS ASSOCIATION, INC.

WITNESSES:

Pamela Thompson
Printed Name: Pamela Thompson

Elizabeth E. Hendricks
By ELIZABETH E. HENDRICKS
Its President

Bradley P. Richards
Printed Name: Bradley P. Richards

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of March, 2003 by Elizabeth E. Hendricks (being personally known to me) as President, Caroline Ridge Owners Association, Inc., on behalf of the Association.

William W. Thompson III
Print Name: William W. Thompson III
My Commission Expires: December 6, 2006
Commission Number: DD156993

