

Prepared by and return to:
Michael J. Maloney, LCAM
Ridaught Landing Three Association Inc.
950-23 Blanding Blvd, PMB #321
Orange Park, FL 32065

**AMENDED AND
RESTATED SPECIFIC
BYLAWS FOR
RIDAUGHT LANDING
THREE
ASSOCIATION, INC.
ADOPTED JANUARY 21,
2024**

AMENDED AND RESTATED RIDAUGHT LANDING THREE ASSOCIATION INC. SPECIFIC BYLAWS

A Corporation Not-For-Profit Under the Laws of the State of Florida.

This document amends, restates, and provides clarifying language to certain existing **Ridaught Landing Three Association, Inc** (hereafter termed "Association") Bylaws.

Substantial rewording. See prior versions of the Bylaws as recorded in the official documents of Clay County, FL at Book 1485, Page 2113, Book 3112, Pages 111-127, and Book 4682, Page 2045, Pages 1 through 5.

ARTICLE XV - AMENDMENTS

Authority: These Bylaws may be amended by an affirmative majority vote of the Board of Directors present at a duly constituted Board Meeting. Prior to the meeting, at which the amendment is proposed for adoption each director shall be furnished with a written or electronic document indicating the proposed changes to the Bylaws.

ARTICLE V – LAND USE AND BUILDING TYPE

V.16 Fences: All fences shall be constructed of and shall have a permanent appearance of light brown colored wood or may be made of PVC with a permanent appearance of white or light brown wood colors, unless approved by the Architectural Control Committee. All fences must be approved by the Architectural Control Committee prior to installation. No fence shall be installed which restricts or prohibits ingress or egress as granted by easements herein. No fence or wall shall be erected, placed, or altered on any lot nearer the street than the rear of the house or the side of the house in the case of a corner lot unless approved by the Architectural Control Committee and in no event shall exceed a maximum height of six (6) feet or be lower than a minimum of five (5) feet unless approved by such committee. All fences shall be constructed and maintained to present a pleasing appearance as the quality of workmanship and materials, harmony of external design with existing structures and as to the location with respect to topography and finished grade elevation. It shall be within the sole and exclusive purview of the Architectural Control Committee to make a determination as to whether or not a fence is pleasing in appearance as provided herein. Declarant reserves the right to release areas such as sewer lift stations, playgrounds, etc., from the above fence restrictions.

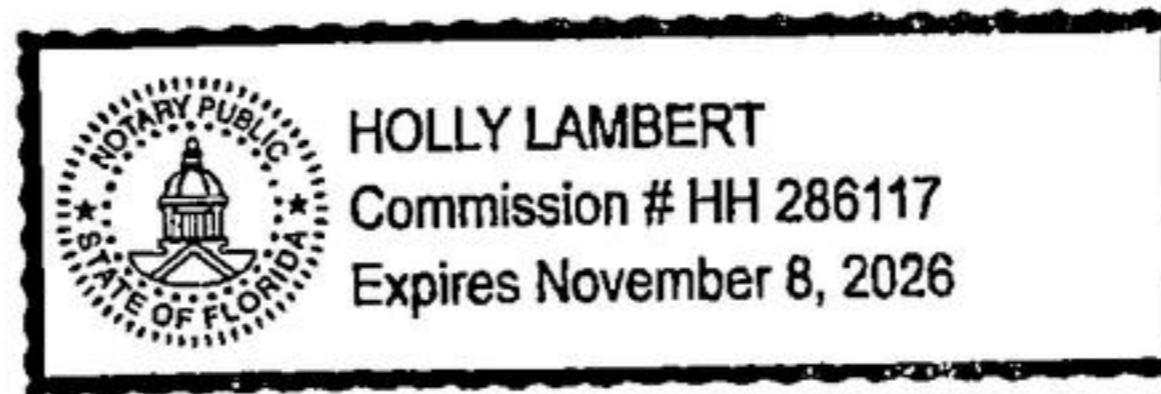
V.29 Roadways: No one, other than the Declarant, shall use any lot or portion thereof, for roadway purposes, and no one, other than the Declarant, shall construct a driveway upon the lot except to serve the lot upon which it is constructed, Unless approval in writing by the Architectural Control Committee, only one driveway per lot, said driveway serving the garage on the lot shall be permitted. Any driveway extensions / additions must be made of cement.

ADOPTED BY THE BOARD OF DIRECTORS ON January 21, 2024.

I certify that the foregoing amended Bylaws were adopted by the Ridaught Landing Three Association, Inc, Board of Directors by unanimous consent of all Directors at a meeting duly noticed.

X *[Signature]*

Michael J. Maloney, LCAM, Property Manager



State of Florida
County of Clay

[Signature]
(Affiant Signature)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of Feb, 2024 by Michael Maloney, who is personally known to me or who has produced FLDL as identification.

Holly Lambert
NOTARY PUBLIC (print name)

[Signature]
NOTARY PUBLIC (sign)
My commission expires: Nov 8, 2026