

**SECOND AND THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF ASHFORD UNIT THREE OWNERS ASSOCIATION, INC.**

This Second and Third Amendment to the Declaration of Covenants and Restrictions (the "Second Amendment" and "Third Amendment") is made by Ashford Unit Three Owners' Association, Inc (the "Association"), a Florida non-profit corporation with respect to the real property included within the plat of Ashford Unit Three, Units Three and Four A and Four B as record in Plat Book 51 pages 22 et. Seq., Plat Book 52 pages 31 et. Seq., Plat Book 52 pages 86 et. Seq., of the current public records of Duval County, Florida.

WHEREAS, all the lands shown on the plat of Ashford Units Three, Units Four A and Four B have been subjected to the Declaration of Covenants and Restrictions for Ashford Unit Three (the "Declaration") as recorded in official records Volume 8618 pages 309-325 and Volume 9337 pages 181-183 and the First Amendment to the Declaration of Covenants and Restrictions for Ashford Unit Three (the "Amendment") as recorded in official records Volume 11125 pages 1226-1229 of the current public records of Duval County, Florida.

WHEREAS, pursuant to Item 31, the Association may amend the Declaration and Amendment for the purposes of curing any ambiguity or inconsistency, or to release any Lot from any part of the Covenants and Restrictions which have been violated if in its sole judgment is determined to be a minor violation.

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

Item 12. NO PARKING OF VEHICLES, BOATS, ETC. Each Primary Residence shall be constructed with an attached garage capable of accommodating two standard sized automobiles. The garage shall be finished in an exterior finish of like kind, style and quality of the Primary Residence. ¶

No commercially marked vehicles, RVs, boats, trailers, or other offensive objects may be kept on any Lot unless kept within the garage or parked on an approved surface on the side or in the rear yard. Item must be obscured from view as much as possible and the top of which may be visible from the street or adjacent Lot. Commercial vehicles may be kept in the driveway if its commercial markings are covered from view by an ARB approved covering. RVs, boats and trailers shall be permitted to remain in the driveway during loading and unloading, not to exceed 24 hours. This paragraph shall not hinder commercial vehicles from being parked in the driveway while a service is being provided to the residence, and not to exceed 24 hours without written approval of the Association. ¶

Residential use vehicles may be parked in the closed garage, driveway, or an approved surface on the side or in the rear yard. Occupant's vehicles shall be parked in the closed garage overnight. Guest and delivery vehicles may be parked in driveways during normal and reasonable visits and deliveries. No vehicle may be parked on lawn areas or the street at any time. Garage doors shall remain closed when not in use.

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

Item 19. ~~SIZE OF SIGNS. No sign of any type shall~~ The following signs shall be permitted to be displayed or placed upon any Lot: ¶

except "FOR SALE" or "FOR RENT" signs, which signs may refer only to the Lot upon which the sign is displayed, and shall be of materials, size, height, and design specified by the ARB. ¶

One small, Developer approved sign may be used to denote the name of the property owner or resident and the house number, provided such sign shall not exceed one hundred fifty (150) square inches in size. ¶

One small, security sign may be used to inform the installation of and/or use of a security system for the residence.

One small, safety or hazard sign to informed other individuals of a potential safety or hazard risk, such as but not limited to, pesticide treatment, lawn fertilization, roof work, etc. Safety or hazard signs shall be permitted to remain no more than three days unless written approval is provided by the ARB.

The Developer may enter upon any Lot and summarily remove any signs which do not meet the provisions of this paragraph.

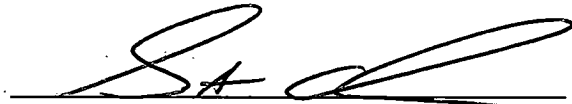
IN WITNESS WHEREOF, the Association has executed these Amendments this 14 day of January 2019.

ASHFORD UNIT THREE OWNERS' ASSOCIATION, INC.

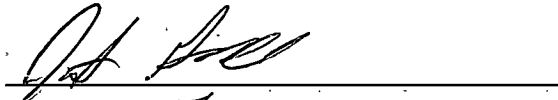
WITNESSES:



Printed Name: Guy Lablanc



By: Steven Ison, Association President



Printed Name: Justin Gosnell

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of January 2019 by Steven Ison (being personally known to me) as President, Ashford Unit Three Owners' Association, Inc., on behalf of the Association.

