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**BAY HARBOUR HOMEOWNER'S ASSOCIATION
COVENANTS AND RESTRICTIONS**

**Amended Changes as of April 17, 2002
To Or Vol. 7904, PG 0698 and PG 0704**

JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00
COPY FEE \$ 3.00
CERTIFY \$ 3.00

**5 MIN. RETURN
PHONE # 924-0018**

1. Page 7 Paragraphs 10 and 13 are amended to add that only Developer approved buildings will be allowed in the rear yards under the following conditions:
 - a.) Storage building must be approved by the developer in writing.
 - b.) Storage building must be placed on and anchored permanently to a concrete slab.
 - c.) Storage building must be placed in least visible area in rear portion of the lot.
 - d.) An approved privacy fence has to be in place around the rear portion of the lot to assure aesthetic compliance.
 - e.) Site plan must be furnished with location of existing home, existing or future privacy fence and future storage building. (Plan may be hand drawn)
 - f.) Developer or designated representative must complete site visit prior final approval.
 - g.) Acceptable construction materials include brick, stucco, and other materials by prior written approval of the developer.
2. Page 7 Paragraph 12 amended to add no wood fences will be allowed. Existing wood fences for Residences as of the date of this amendment will be allowed to remain, but will not be allowed upon replacement of existing fence.
3. Page 9 Paragraph 25 amended to allow small satellite dish roof area that is architecturally Pleasing. Dish must not be visible from either Schooner Key Place or Peaceful Harbor Drive. Location to be approved by developer in writing.
4. Page 7 and 8 Paragraph 13 amended to add for the purpose of further ensuring the highest quality and standards in the community, Berryman Enterprises, Inc. is the exclusive builder for Bay Harbour.

Witness: Walter J. Key, Jr.
Walter J. Key, Jr.

Keith L. Berryman
Keith L. Berryman
President

Witness: Richard L. Berryman
Richard L. Berryman

Sandy M. Newbold
Notary
Sandy M. Newbold

State Of Florida
County of Duval
The foregoing instrument was acknowledged before me this 23 day of April, 2003 by Keith L. Berryman, who is personally known to me .



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