

Prepared by, record and return to:
Adrian H. Faulkner, Esq.
Bartlett & Faulkner, P.A.
230 Canal Blvd., Suite 4
Ponte Vedra Beach, FL 32082

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**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR
CHANNELSIDE TOWNHOMES**

**THIS THIRD AMENDMANT TO THE DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR CHANNELSIDE TOWNHOMES**
("Amendment") is made this 23rd day of January, 2018, by SH DESIGN, LLC a Florida limited
liability company ("Developer").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Restrictions and Easements for Channelside Townhomes, dated January 15, 2014, are recorded in Official Records Book 16848 Page 2251, et seq., of the current public records of Duval County, Florida, and amended by that certain First Amendment dated March 29, 2017, and recorded in Official Records Book 17932 Page 1064, et seq., of the current public records of Duval County, Florida, and amended by that certain Second Amendment dated April 15, 2017, and recorded in Official Records Book 17957 Page 1053, et seq., of the current public records of Duval County, Florida (together referred to as the "Declaration").

WHEREAS, pursuant to Article IV, Section 4.5(iv) of the Declaration, the maximum size restrictions on the size of vessels allowed to be kept in the dock slips at Channelside Townhomes are 38 feet in length, with a 15-foot beam and a 15-foot clearance;

WHEREAS, SH Design, LLC, a Florida limited liability company, is the successor to the original Developer, SALTMARSH I, LLC, a Florida limited liability company, as identified in Article I, Section 1.1(o) of the Declaration by and through certain Assignment of Developer Rights recorded in Official Records Book 17815 Page 715, et seq., of the current Public Records of Duval County, Florida;

WHEREAS, Article XII, Section 12.8(b) of the Declaration provides that said Declaration may be amended by the Developer in such a manner as the Developer deems necessary and convenient without the consent and joinder of any party.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Developer hereby amends the Declaration as follow (additions are underlined, deletions are ~~stricken~~):

Section 4.5 is hereby amended to read as follows:

Section 4.5 Limited Association Property/Exclusive Licenses. Specific lots may have, to the extent granted by Declarant and subject to the provisions of this Declaration, one or more and Exclusive License(s) to one (1) or more of the docks, as Limited Association Property, shown on the Dock Site Plan. Declarant may, under conditions as the Declarant may require, also grant with such license(s) the right of the Owner to construct new or alter the existing boat dock(s) and associated boat lift(s), walkway(s), and bulkhead(s), and to construct, as appropriate, wave attenuator(s) and concrete cap(s) and associated improvements for the dock(s) and improvement(s) to the extent provided in the Exclusive License(s). Said Limited Association Property and Exclusive License(s) shall be subject to the following terms and conditions:

Section 4.5(iv) is hereby amended to read as follows:

(iv) Vessels kept in slips must be maintained in an attractive and operable condition. Overnight sleeping aboard vessels is prohibited. The maximum size restrictions are 38 feet in length, with no more than a 15-foot beam and a 15-foot clearance, except that the owner of Unit 29, with address 2650 Beach Boulevard, Jacksonville Beach, FL 32250, may construct boat docks and other improvements sufficient to dock in Slip 15 a boat with a length of no more than 52 feet, with no more than a 18-foot beam and a 18-foot clearance. Boats of a greater size may be approved by variance through approval of the Declarant, so long as Declarant owns property, or the Association, after Declarant no longer owns property, under conditions set forth by the Declarant or the Association.

IN WITNESS WHEREOF, the undersigned sets its hand and seal as of the date first above written.

Signed, sealed and delivered
in the presence of:

Pat Logan
Hunter Faulkner

SH DESIGN, LLC

(Developer)

a Florida limited liability company

By: Joshua Spalten
Its Managing Partner

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 23rd day of Jan., 2018 by Joshua Spalten, as Managing Partner of SH DESIGN, LLC, a Florida limited liability company, on behalf of the company, ☒ who is personally known to me or ☐ who has produced a driver's license as identification and who did/did not take an oath.



Pat Logan
Notary Public, State and County aforesaid
Pat Logan