

Prepared by:  
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**AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR  
CHELSEA COVE**

THIS AMENDMENT to the Declaration of Covenants, Conditions, Restrictions and Easements for Chelsea Cove is made effective by Chelsea Cove Homeowners Association, Inc., a Florida corporation not for profit, ("Association").

**WITNESSETH**

**WHEREAS**, on or about February 8, 1993, Chelsea Cove Joint Venture, a Florida general partnership (the "Developer"), caused to be recorded that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Chelsea Cove recorded at Official Records Book 7513, Page 285, et seq., of the Official Records of Duval County, Florida, hereinafter referred to as the "Declaration";

**WHEREAS**, it is the desire of the Association amend certain portions of the Declaration regarding the use of Lots within the community;

**WHEREAS**, pursuant to Article X, Section 2 of the Declaration, the Declaration may be amended by the Association with the affirmative vote of a majority of the members of the Association who cast a vote at a duly called meeting of the Association; and,

**WHEREAS**, the Association obtained the affirmative vote of at least a majority of the members of the Association casting a vote at a meeting of the membership which obtained quorum and conducted for that purpose held on June 3, 2023.

**NOW THEREFORE**, Chelsea Cove Homeowners Association, Inc. hereby amends the Declaration as follows:

(The text of the Amendment is on the following pages)

**Article VIII**  
**USE OF PROPERTY**

**Section 5. Sheds. Shacks. Trailers and Tents.**

Except as provided herein, no shed, shack, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any Lot. As an exception the foregoing, the following temporary structures shall be permitted: (i) sheds which have been approved by the Board of Directors, as provided below; (ii) construction trailers and or portable toilet facilities in the case or major renovations, demolition of an existing home on a Lot and/or the construction of a new home on a Lot, during the reasonable period of renovation, demolition or construction; and (iii) tents for recreational purposes, provided that no tent shall be allowed to be erected for more than three (3) consecutive days, nor for more than 12 days total in any month. An Owner desiring to construct a shed on a Lot must first submit a request and plans for the shed to the Board of Directors for approval. The plans shall include information on the materials to be used, a site drawing showing the approximate location of the shed on the Lot, and an elevation drawing showing the approximate appearance of the shed. The Board of Directors may reject the request if the shed does not blend in with the appearance of the neighborhood, and/or if the shed does not comply with the requirements below. The Board of Directors may waive any of the requirements in their sole discretion. All sheds must comply with the following requirements:

- A. Sheds with shingled roofs shall match, as closely as possible, the color of the house shingles.
- B. The shed must be painted the same color as the house or of the house trim.
- C. The shed must be located behind a privacy fence with a minimum height of six feet [6'].
- D. The shed must be constructed in compliance with all local and state building codes and standards, and the Owner must obtain all applicable building permits for the shed prior to commencing construction.
- E. No sheds may be built in any easement or other area of a Lot in which the construction of improvements are restricted.
- F. No shed shall have a footprint in excess of 144 square feet nor have side walls more than 8 feet in height.

Sheds may not be used for temporary or permanent housing.

Plans must be submitted to the Board of Directors [BOD] and approval received before the onset of construction. Homeowners must submit a site plan of the property with placement of the shed clearly marked.

**Section 7. Fences:** Hedges, fences or walls may not be built or maintained on any portion of any Lot except on the rear or interior side Lot line and not closer to the front of the Lot than the front line of the main residence; nor closer than twenty feet (20') to a side street when the residence is situated on a corner Lot. No fence or wall shall be erected nor hedge maintained higher than eight feet (8') from the normal surface of the ground. No chain link or wire fences shall be visible on any Lot. No fence or wall shall be erected until quality, material, style, color and design shall have been first approved by the Board of Directors of the Chelsea Cove Homeowners Association.

Section 12. Pets: Dogs, cats, birds, or rabbits may be kept on a Lot for the pleasure and use of the occupants, but no animals of any kind shall be kept on any lot for any commercial or breeding use. If, in the sole opinion of the Association, the animal or animals are dangerous or are an annoyance or nuisance or destructive of wildlife, they may not hereafter be kept on the Lot. All pets must be held or kept leashed and under Owners control at all times if they are in the Common Areas, and pet owners shall immediately collect and properly dispose of the waste and litter of their pets. The Association reserves the right to make reasonable rules and regulations restricting the number and type of pets that may be kept on any Lot.

Section 14. Parking of Vehicles. Boats. Etc.

- A. Except as outlined in sections B and C below, homeowner vehicles may be parked in the driveway, garage, or side yard/ backyard behind a privacy fence with a minimum height of six feet [6'] above natural grade.
- B. Vehicles [in excess of one ton classification] and recreational vehicles such as, but not limited to: RVs, motor homes, trailers, tractors, campers, motorized campers/trailers, and boats [except for immediate loading and unloading], cannot be parked on the street, between the street and residential structure, or in the driveway. Recreational vehicles, if not in use for more than 3 days must be parked with Board [BOD] site/location approval in the side yard or backyard behind a privacy fence with a minimum height of 6'. These vehicles, as much as possible, should be completely screened from curbside view.
- C. Flatbeds, commercial utility trucks, box trucks, junked or disabled vehicles, and tractor trailers are prohibited from parking anywhere in Chelsea Cove subdivision except to load or off load.
- D. No homeowner or other occupant shall repair or restore any vehicle on any lot except in a garage or workshop.
- E. Repetitious or habitual daily street parking or any overnight parking [between the hours of 12 midnight and 6:00 AM] of any type of vehicle is prohibited everywhere in Chelsea Cove.

Section 16. Clothesline: Clothesline or other clothes-drying facility shall be permitted, but must be located behind a privacy fence and/or screened from view from any street within Chelsea Cove.

Section 19. Inspections: Owners shall allow the Board of Directors or the agents and employees of the Association to enter the Owner's Lot after notification to, and with consent from, the Lot Owner for the purpose of maintenance, inspection, repair, replacement of the improvements within the yards or, in the case of emergency, for any purpose, or to determine compliance with this Declaration.

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

CHELSEA COVE HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation

[Signature]  
(Print name Charles W. Brown Jr.)

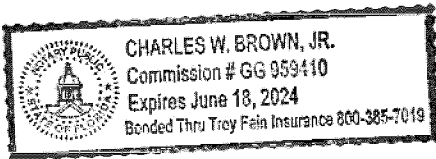
[Signature]  
By: Stephen King  
Its: President

[Signature]  
(Print name G. KIRKWOOD BREAKAY)

Attest By:  
[Signature]  
By: John Dickey  
Its: Secretary

STATE OF FLORIDA )  
COUNTY OF DUVAL )

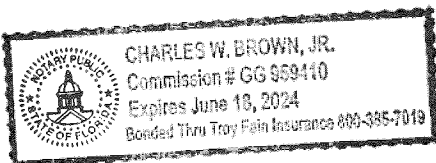
The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 7 day of June, 2023, by Stephen King, as President for the Chelsea Cove Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ( ) is personally known to me or provided (x) FL Drivers License as identification, and who did take an oath.



[Signature]  
(Print Name Charles W. Brown Jr.)  
NOTARY PUBLIC, State of Florida  
At Large.  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 7 day of June, 2023, by John Dickey, as Secretary for Chelsea Cove Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who ( ) is personally known to me or provided (x) FL Drivers License as identification, and who did take an oath.



[Signature]  
(Print Name Charles W. Brown Jr.)  
NOTARY PUBLIC, State of Florida  
At Large.  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_