

This instrument prepared by:
Susan S Bloodworth, Esq
McClure Bloodworth, P L
81 King Street, Ste A
St Augustine, Florida 32084

Certificate of Amendment
Second Amendment to the Declaration of Covenants and Restrictions for
OCEAN TERRACE SOUTH BEACH

COMES NOW the undersigned Developer of OCEAN TERRACE SOUTH BEACH HOMEOWNERS ASSOCIATION, INC. and hereby certifies the following:


1. The attached writing is a true copy of the Second Amendment to the Declaration of Covenants and Restrictions for Ocean Terrace South Beach.
2. The Amendment was approved in accordance with the requirements of Section 11.6 of the Declaration of Covenants and Restrictions, as amended, for Ocean Terrace South Beach.
3. The adopted Amendment is attached hereto and is unrevoked.


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:

RICHMOND AMERICAN HOMES OF
FLORIDA, LP, a Colorado limited
partnership

By Its General Partner: RAH OF
FLORIDA, INC., a Colorado corporation

Attest: 
Name: Tina Baker

By: 
Its: Division President

Attest: 
Name: Will Cellar

STATE OF FL
COUNTY OF Clay

The foregoing Certificate of Amendment was sworn to, subscribed and acknowledged before me this 2 day of May, 2016, by Ekaterina Schwabke as Div Pres. of RAH OF FLORIDA, INC., a Colorado corporation and General Partner of RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership. He/She is personally know to me produced a _____ Driver's License as identification and did take an oath.

Sue Springer
Notary Public, State of _____

[notary seal]



**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND
RESTRICTIONS
FOR OCEAN TERRACE SOUTH BEACH**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OCEAN TERRACE SOUTH BEACH ("Amendment") is made this 2nd day of May 2016, by RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership ("Developer").

WITNESSETH

WHEREAS, Developer recorded those certain Declaration of Covenants and Restrictions for Ocean Terrace South Beach on March 3, 2015 in Official Records Book 17087, Page 290, of the current public records of Duval County, Florida (the "Declaration"); and

WHEREAS, Developer reserved under Section 11.6, the unilateral right and authority to amend the Declaration without the joinder or consent of any other party and desires at this time to amend certain provisions contained therein.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations paid, Developer hereby amends the Declaration in accordance with the provisions set forth hereinafter.

Section 2.6 is hereby amended as follows (additions are underlined):

Section 2.6 Limited Common Area. The Limited Common Area of a Lot shall consist of the portion of the Property between the front Lot line and the nearest edge of the paved road surface (as it may exist from time to time) within the area bounded by the extension of the side Lot lines, together with any portion of the Property contiguous to a Lot which, as a result of the natural configuration of the Property, is primarily of benefit to such Lot. Each Lot adjacent to Tract D shall also have Limited Common Area consisting of the Property between the rear Lot line and the boundary fence of the Property (as it may exist from time to time) within the area bounded by the extension of the side Lot lines, which is primarily of benefit to the Lot owners adjacent to Tract D. Notwithstanding anything to the contrary on the plat or in the Declaration, Tract D shall no longer be Common Area, but shall be Limited Common Area as defined herein. Any question concerning the boundary of a Limited Common Area shall be determined by the Board

of Directors of the Association.

IN WITNESS WHEREOF, the Developer and the Association have executed this Amendment this 2nd day of May, 2016.

Signed, sealed, and delivered in the presence of:

RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership

By Its General Partner: RAH OF FLORIDA, INC., a Colorado corporation

Attest: [Signature]
Name: Tina Baker

By: [Signature]
Its: Division President

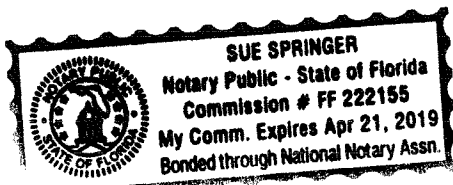
Attest: [Signature]
Name: Will Cellar

STATE OF FL
COUNTY OF Clay

The foregoing Second Amendment to the Declaration of Covenants and Restrictions for Ocean Terrace South Beach was sworn to, subscribed and acknowledged before me this 2 day of May, 2016, by Ekaterina Schwalia as Div Pres. of RAH OF FLORIDA, INC., a Colorado corporation and General Partner of RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership. He/She is personally known to me and produced a _____ Driver's License as identification and did take an oath.

[Signature]
Notary Public, State of _____

[notary seal]



OCEAN TERRACE SOUTH BEACH
HOMEOWNERS ASSOCIATION, a
Florida nonprofit corporation

Attest: TM
Name: Tina Baker

By: Ekatere Schwall
Its: Division President

Attest: Will Cenor
Name: Will Cenor

STATE OF FL
COUNTY OF Clay

The foregoing Second Amendment to the Declaration of Covenants and Restrictions for Ocean Terrace South Beach was sworn to, subscribed and acknowledged before me this 2 day of May, 2016, by Ekatere Schwall, as Div Pres of Ocean Terrace South Beach Homeowners Association, a Florida nonprofit corporation. He/She is personally known to me and produced a _____ Driver's License as identification and did take an oath.

Sue Springer
Notary Public, State of _____

