

Prepared by:
Charles W. Brown Jr., Esq.
Crabtree Law Group, P.A.
8777 San Jose Blvd.
Building A, Suite 200
Jacksonville, FL 32217

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIDDEN HILLS

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

WITNESSETH

WHEREAS, on or about December 26, 1986, Hidden Hills Golf Club, Inc., a Florida Corporation (the "Developer"), caused to be recorded that certain Declaration of Covenants, Conditions, Easements and Restrictions for Hidden Hills, recorded at Official Records Book 6249, Page 2234, *et seq.*, of the Official Records of Duval County, Florida, together with its subsequent amendments thereto (together referred to as the "Declaration");

WHEREAS, it is the desire of the Association to update the conditions and restrictions contained in the Declaration;

WHEREAS, pursuant to Section 8.2 of the Declaration, the Declaration may be amended by the Association with the affirmative vote of 75% of votes cast by Owners other than the Developer at a duly called meeting of the Association; and

WHEREAS, the affirmative vote of at least 75% of vote cast by Owners other than the Developer was obtained at a vote at a meeting of the membership of the Association which obtained quorum and conducted for that purpose held on October 21, 2025.

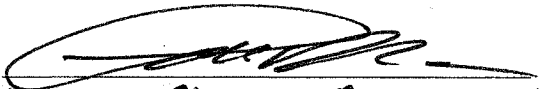
NOW THEREFORE, Hidden Hills Country Club Estates Homeowners Association, Inc. hereby amends the Declaration as follows:

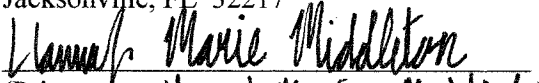
2.0 USE AND CONSTRUCTION RESTRICTIONS AND REQUIREMENTS

2.6 No Lot shall be leased for a term less than three (3) months, and no more than four (4) times in a twelve (12) month period without express prior written approval by the Board of Directors. Lots must be leased only in their entirety, no per-room renting is allowed. Owners desiring to lease their Lot must have first occupied the Lot as their primary residence for a minimum of one year prior to the start date of the lease. Fractional-share ownership and transient rental occupancy of a Lot is prohibited.

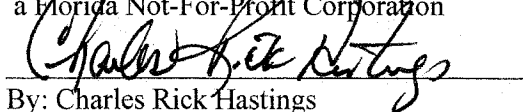
IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:


(Print name Charles W. Brown, Jr.)
Address: 8777 San Jose Blvd, Bld. A, S 200
Jacksonville, FL 32217

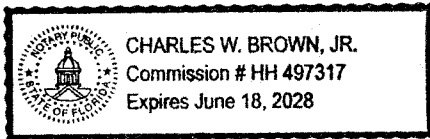

(Print name Hannah Marie Middleton)
Address: 8777 San Jose Blvd, Bld. A, S 200
Jacksonville, FL 32217

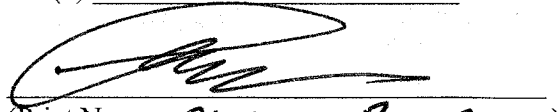
HIDDEN HILLS COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION, INC.,
a Florida Not-For-Profit Corporation


By: Charles Rick Hastings
Its: President

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 5 day of January, 2026, by Charles Rick Hastings, as President for the Hidden Hills Country Club Estates Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who (x) is personally known to me or provided () as identification, and who did take an oath.




(Print Name Charles W. Brown, Jr.)
NOTARY PUBLIC, State of Florida
At Large.
Commission No. _____
My Commission Expires: _____