

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**
McCabe & Ronsman
110 Solana Road, Suite 102
Ponte Vedra Beach, FL 32082

**CERTIFICATE OF AMENDMENT
AS TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR PINE LAKES GOLF
CLUB**

THIS AMENDMENT TO THE DECLARATION OF COVENANT ANDth
RESTRICTIONS FOR PINE LAKES GOLF CLUB is made this March day of 4 2025, by
PINE LAKES GOLF CLUB OWNER'S ASSOCIATION, INC., a Florida not-for-profit
corporation, having an address of 129620-3 Beach Blvd. #301, Jacksonville, FL 32246
("Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants and Restrictions for Pine Lakes Golf Club was recorded in Official Records Book 7657, Page 2346, et seq., of the current Public Records of Duval County, and was subsequently amended and supplemented by that certain Amendment to Declaration of Covenants and Restrictions for Pine Lakes Golf Club, recorded in Official Records Book 10631, Page 710 et seq., that certain First Amendment to Declaration of Covenants and Restrictions for Pine Lakes Golf Club, recorded in Official Records Book 12110, Page 1927 et seq., that certain Release and Cancellation of Amendment of Covenants and Restrictions for Pine Lakes Golf Club was recorded in Official Records Book 12929, Page 282, that certain Amendment and Extension of Declaration of Covenants and Restrictions for Pine Lakes Golf Club recorded in Official Records Book 17342, Page 2176, and that certain Amendment and Extension of Declaration of Covenants and Restrictions for Pine Lakes Golf Club recorded in Official Records Book 17391, Page 2434, all of the current Public Records of Duval County, Florida (the "Declaration"); and

WHEREAS, Pursuant to Article X, Section 10.3 of the Declaration, the Declaration may be amended by the Association and not less than sixty-six percent (67%) of the Owner; and

WHEREAS, the Owners of the Association wish to amend the Declaration; and

WHEREAS, the undersigned officer certifies that the amendments were adopted by not less than sixty-seven percent (67%) of all Owners.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the Declaration was amended in accordance with the provisions set forth hereunder.

**AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTION
FOR
PINE LAKES GOLF CLUB**

(Additions are indicated by underline (with any additions in headings only indicated by double underline), deletions are indicated by ~~strikethrough~~)

1. Article IX, Section 9.1 of the Declaration is hereby amended as follows:

9.1 Effect Upon Additional Lands. With respect to the Additional Lands, the provisions of this Declaration are not self-executing and shall be of no legal force and effect unless from time to time extended to all or any portion of the Additional Lands by a recorded amendment to this Declaration, that declares all or a part of the Additional Land to be subject to the provisions hereof. ~~Developer or any Person to whom Developer has assigned its rights to develop the additional Land~~ The Association may execute and record such an amendment or amendments without the consent or joinder of any owner, ~~the Association, or any other Person,~~ except the record owner of such lands, ~~if the Developer is not the record owner.~~ The ~~Developer~~ Association agrees that all extensions shall be in accordance with the general plan of development established by this Declaration for residential purposes, ~~but Developer reserves the right to develop portions of the Additional Lands for different housing products, such as but not limited to townhouses, duplexes, triplexes and other forms of attached housing, patio homes, zero lot line homes and condominiums.~~ In the event the Additional Lands, or a portion thereof, are developed for housing products other than single family detached houses, ~~Developer~~ the Association may amend or supplement the Legal Documents, including this Declaration, to provide covenants and restrictions applicable to the Additional Lands, or portions thereof, that conform to the housing product to be developed on such lands. The foregoing includes without limitation, amending this Declaration to change set-back requirements, side lot line easements or the definitions of defined terms to conform to the development of other housing products. The provisions of this Declaration then automatically shall be extended to the portion of the Additional Lands described in such amendment and shall run with such lands and be binding upon any persons having any right, title, or interest therein, or any part thereof, their respective heirs, successors, and assigns. Until the foregoing occurs this Declaration does not constitute an encumbrance or restriction upon the title to all or any portion of the Additional Lands. ~~If the provisions of this Declaration have not been so extended to the Additional Lands on or before fifteen years from the date this Declaration is recorded, then the Developer, its successors or assigns shall no longer have the right to extend the provisions of this Declaration as provided in this Article.~~ Such extension shall become effective upon recording an amendment to this Declaration, executed by the Association and the owners of all interests in the portion of the Additional Lands to which the provisions of this Declaration are extended with the formalities from time to time required for a deed under the laws of the State of Florida.

2. Article X, Section 10.3 of the Declaration is hereby amended as follows:

(a) ~~[Deleted] Developer. Developer reserves and shall have the sole right without the joinder or consent of any Owner, the Association, the holder of any mortgage, lien or other encumbrance affecting the Property, or any other Person: (i) to amend this Declaration to comply with any requirements of a governmental agency, institutional First Mortgagee, or other Person (including the Federal National Mortgage Association, Veterans Administration, or the Federal Housing Authority) willing to make, insure, guaranty, or purchase mortgage loans secured by a Lot; or (ii) to amend this Declaration or the other Legal Documents to cure any ambiguity or error or any inconsistency between these provisions and the other Legal Documents or the Plat; or (iii) to comply with requirements of a governmental entity imposed pursuant to Law; or (iv) to amend this Declaration or other Legal Documents with reference to portions of the Additional Lands to conform to the housing products to be developed on such lands.~~

(b) Owners. Subject to specific provisions of this Declaration which shall supersede the provisions of this paragraph, this Declaration may be amended by the Association by the written consent or affirmative vote (or a combination thereof) of a majority of the voting of all Owners eligible to vote. ~~with the formalities from time to time required of a deed under the laws of the State of Florida and signed by not less than sixty seven percent (67%) of all owners.~~ No amendment shall be effective until recorded but the Association's proper execution shall entitle it to public record, notwithstanding the informal execution by the requisite percentage of Owners.

3. Article X, Section 10.4 of the Declaration is hereby amended as follows:

10.4 Other Approvals. All of the following actions require the prior approval by the written consent or affirmative vote (or a combination thereof) of a majority of the voting of all Owners eligible to vote of the Developer (for so long as there is a Class B membership) and the holders of sixty seven percent (67%) of the First Mortgagees within the Property and, as the same may be required while there is a Class B membership, the Federal Housing Authority, the Veterans Administration and the United States Department of Housing and Urban Development: (a) amendment of this Declaration, except as expressly provided in the Article entitled "Operation and Extension" ~~and in subparagraph (a) of the last preceding paragraph;~~ and (b) alienation, dedication or encumbrancing of all or any portion of the Common Areas; and (c) the merger, consolidation, or dissolution of the Association; and (d) the annexation of additional lands or the extension of the provisions of this Declaration to lands other than the Additional Lands.

[Remainder of page intentionally left blank]

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:

"Association"

PINE LAKES GOLF CLUB OWNER'S ASSOCIATION, INC., a Florida not for profit corporation

Nicol I Lasky
Signature

Name: Nicol I Lasky

Address 15751 Northside Dr
Jacksonville, FL 32218

[Signature]
Signature

Name: Christopher Lasky

Address 15751 Northside Dr
Jacksonville, FL 32218

By: [Signature]

Name: BENJAMIN FREEMAN

Title: President

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 4 day of MARCH, 2025, by BENJAMIN FREEMAN, as President of Pine Lakes Golf Club Owner's Association, Inc., on behalf of the corporation. He is personally known to me or has produced as identification _____.

Notary Public [Signature]
Print Name: DAVID TRUAX
Commission No. HH 530931
My Commission Expires: 5/23/2028

