

Prepared by:
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Driver, McAfee, Hawthorne, and Diebenow, PLLC
1 Independent Place, Ste 1200
Jacksonville, FL 32202

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR RICKER VILLAS
AND
NOTICE OF ASSESSMENTS FOR RICKER ROAD VILLAS HOMEOWNERS
ASSOCIATION, INC.**

This First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Ricker Villas and Notice of Assessments for Ricker Road Villas Homeowners Association, Inc. (this "**Amendment**") is made as of this 21st day of September 2022 by **Southern Impression Homes LLC**, a Florida limited liability company (hereinafter "**SIH**" or "**Declarant**") and is joined in by **Ricker Road Villas Homeowners Association, Inc.**, a Florida corporation not-for-profit ("**Association**").

WHEREAS, Ricker AFC LLC, a Florida limited liability company, (the "**Creating Developer**") executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Ricker Villas and Notice of Assessments for Ricker Road Villas Homeowners Association, Inc., dated May 21, 2021, recorded on May 30, 2021, in Official Records Book 19744 at Page 2055 of the Public Records of Duval County ("**County**"), Florida (the "**Declaration**");

WHEREAS, in accordance with the terms of the Declaration and pursuant to that certain Assignment of Developer's Rights, recorded in the public records of Duval County, Florida, the Creating Developer assigned all of its rights under the Declaration (the "**Developer Rights**") to SIH;

WHEREAS, as of the date hereof, SIH is the holder of the Declarant Rights under the Declaration and the Owner of one hundred (100%) percent of the Lots subject to the Declaration;

WHEREAS, pursuant to Section 15.6 of the Declaration, this Amendment to the Declaration was approved of by a vote of at least 80% of the Members at a duly called meeting, and was approved of and consented to by the Declarant, which consent is evidenced by Declarant's signature hereto;

WHEREAS, SIH owns 100% of the Lots in Ricker Villas, according to the map or plat thereof as recorded in Plat Book 76, Pages 97 through 99 of the public records of Duval County, Florida (the "**Plat**"), all of which are subject to the Declaration;

WHEREAS, the Association is the owner of all of the Common Areas depicted on the Plat.

WHEREAS, SIH, as Declarant and as Owner of 100% of the Lots, and the Association desire to amend the Declaration as more particularly set forth herein; and,

NOW, THEREFORE, Declarant, pursuant to its Declarant Rights, and SIH, as Owner of 100% of the Lots, hereby declare that the Declaration is hereby amended as follows:

1. The recitations set forth herein are true and correct and are incorporated herein by reference.
2. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.
3. The last sentence of Section 4.11.7 is hereby deleted and replaced with the following:

“The Association shall provide Owners and tenants with access to the enclosed area for disposal of their garbage.”
4. The first sentence of Section 5.2 is hereby deleted and replaced with the following:

“In addition to such other remedies as may be available under this Declaration, in the event that an Owner fails to maintain a Building, Unit or Lot, the Association shall have the right to enter upon the Building, Unit or Lot in question and perform such duties; provided, however, that such entry shall be during reasonable hours and only after forty-eight (48) hours' prior written notice.”
5. The first sentence of Section 7.13 is hereby deleted and replaced with the following:

“Each Owner shall be required to make a one time working capital contribution to the Association in the amount not to exceed One Thousand and 00/100 Dollars (\$1,000.00) at the time of purchase of a Lot, which may be used for additional capital improvements or services which were not included in the original budget categories and may be used by the Declarant to fund the operating deficit.”
6. The Amendment shall become effective upon recording in the Public Records of the County.
7. As modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.
8. As evidenced by the signature of the President of the Association and the attestation of the Secretary of the Association to this Amendment, the Association certifies that at least eighty (80%) of the Members approved of and adopted this Amendment.

[Signatures on Following Page]

IN WITNESS WHEREOF, this Amendment has been signed by Association, Declarant, and SIH as set forth below.

Signed, sealed, and delivered in the presence of:

ASSOCIATION:

Ricker Road Villas Homeowners Association, Inc., a Florida not-for-profit corporation

[Signature]
Print Name: Pablo Filippetti

[Signature]
Print Name: [Signature]

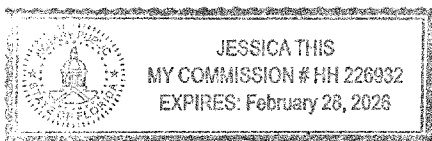
By: [Signature]
Christopher Fonk, its President

[Signature]
Attested to by Carter Fonk, the Secretary of Ricker Road Villas Homeowners Association, Inc., a Florida not-for-profit corporation. Dated: September 21, 2022

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21 day of September, 2022, by Christopher Fonk, its President, and by Carter Fonk, its Secretary, and on behalf of **Ricker Road Villas Homeowners Association, Inc.**, a Florida not-for-profit corporation, who are personally known to me or produced _____ as identification.

NOTARY SEAL MUST BE AFFIXED



[Signature]
Signature of Notary Public

Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

[Signature]
Print Name: Pablo Filippetti

[Signature]
Print Name: [Signature]

DECLARANT:

Southern Impression Homes LLC, a Florida limited liability company

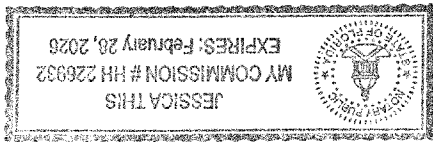
By: [Signature]
Christopher K. Funk, its President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21 day of September, 2022, by Christopher K. Funk, as President and on behalf of **Southern Impression Homes LLC**, a Florida limited liability company, who is personally known to me or produced _____ as identification.

NOTARY SEAL MUST BE AFFIXED



[Signature]
Signature of Notary Public

Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

SIH as:

Owner of Lots 1, 2 and 6, Ricker Villas, according to the map or plat thereof as recorded in Plat Book 76, Pages 97 through 99 of the public records of Duval County, Florida (via General Warranty Deed recorded in Official Records Book 19645, Page 1038, public records of Duval County, Florida), and

Owner of Lots 11, 12, 13, 14 and 15, Ricker Villas, according to the map or plat thereof as recorded in Plat Book 76, Pages 97 through 99 of the public records of Duval County, Florida (via General Warranty Deed recorded in Official Records Book 19707, Page 2498, public records of Duval County, Florida), and

Owner of Lots 3, 4, 5, 7, 8, 9, 10, Ricker Villas, according to the map or plat thereof as recorded in Plat Book 76, Pages 97 through 99 of the public records of Duval County, Florida (via General Warranty Deed recorded in Official Records Book 19860, Page 1150, public records of Duval County, Florida)

[Signature]
Print Name: Pablo Filippetti
[Signature]
Print Name: Kneadaway

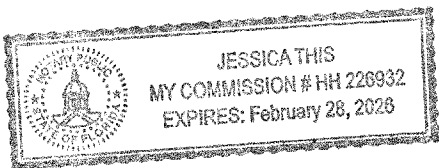
Southern Impression Homes LLC, a Florida limited liability company

By: [Signature]
Christopher K. Funk, its President

STATE OF FLORIDA
COUNTY OF DUVAL

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NOTARY SEAL MUST BE AFFIXED



[Signature]
Signature of Notary Public

Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____