

SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
EASEMENTS AND RESTRICTIONS OF "RIVER POINT"  
RIVER POINT UNITS TWO THRU TWELVE  
AND ALL MONUMENT LANDING UNITS AND PARCELS

This AMENDMENT, made the 25<sup>th</sup> day of February, 2021 by the RIVER POINT  
COMMUNITY ASSOCIATION, INC.

WHEREAS, the Community is desirous of amending recorded Declarations of Covenants,  
Conditions, Easements and Restrictions of "River Point" dated as of the 3rd day of June 1987, and  
recorded June 12, 1987, OR Vol 6346, page 2002; River Point Unit Two OR 6328, page 2271; River  
Point Unit Three OR 6327 page 159; River Point Unit Four OR 6410 page 888; River Point Unit  
Five OR 6410 page 1661; River Point Unit Six OR 6718 page 572; River Point Unit Seven OR 6455  
page 2025; River Point Unit Eight page 6476 page 810; River Point Unit Nine OR 6455 page 2033;  
River Point Unit 10 OR 6476 page 1818; River Point Unit Eleven OR 6586 page 275; River Point  
Unit Twelve OR 6586 page 267; and Monument Landing Units and Parcels OR 7217 page 1489:

THAT PORTION OF Section 3 – General Restrictions, B. Detached Structures and Objects

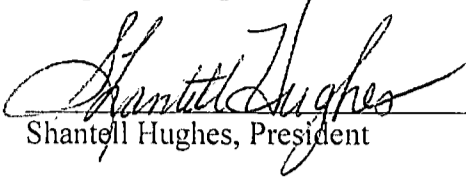
Section 3 – General Restrictions, B. Detached Structures and Objects

B. Detached Structures and Objects. None of the following building, structures or objects shall be  
placed on any Lot unless obscured from view from any Roadway: pens, yards and houses for pcts.  
hothouses, greenhouses, above ground storage of construction materials, wood, coal, oil and other  
fuels, clothes racks and clothes lines, clothes washing and drying equipment, laundry rooms, tool  
shops and workshops, servant quarters, guest houses, garbage and trash cans and receptacles,  
above ground exterior air conditioning, heating and other mechanical equipment and any other  
structures or objects determined by the Association to be of an unsightly nature or appearance.

The Association will allow one (1) storage shed per property. Storage shed must be no taller than  
eight (8) feet, ground to highest point of roof, and no larger than ten (10) feet by ten (10) feet, or  
equivalent. Storage shed must be behind a six (6) foot fence, so as not to see the majority of the  
shed from any Roadway. Storage shed may not be seen more than two (2) feet over a six (6) foot  
fence. Storage shed may be made of wood or plastic; no metal sheds or roofs. Shed must be  
neutral in color and must be in line with our approved neutral colors. Sheds must be properly  
cleaned and maintained, and free of excessive leaves and debris on the roof. **Requests for a  
storage shed, proposed location on the property, material, and color choices must be  
submitted and approved PRIOR to installation.**

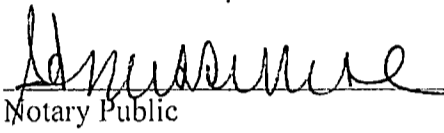
NOW THEREFORE, the undersigned officer of the Association hereby execute this Amendment and  
acknowledge that the foregoing recitals are true and the above described amendment was duly adopted at  
a regular or special meeting of the Association in accordance with the procedure set forth in the  
Declarations of Covenants, Conditions, Easements and Restrictions, Articles, and By-Laws of the  
Incorporation.

This amendment shall become effective as of the date of its recording to correspond with the date of the filing of the original Declarations of Covenants, Conditions, Easements and Restrictions.

  
Shantell Hughes, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2021, by Shantell Hughes, who personally appeared before me and is personally known to me, and having taken no oath, stated that the information contained herein is true and correct.

  
Notary Public

