

Document prepared by:
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**THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SOUTH
BEACH VILLAGE**

THIS THIRD AMENDMENT to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for South Beach Village (“Restated Declaration”) is made this 5th day of March, 2024 by South Beach Village Homeowners Association, Inc. (the “Association”).

WHEREAS, the original Declaration was recorded on July 14, 2004, in the Official Records of Duval County, Florida at Book 11928, Page 1704;

WHEREAS, the Amended and Restated Declaration of the Covenants, Conditions, Restrictions and Easements for South Beach Village was recorded on October 9, 2004, in the Official Records of Duval County, Florida at Book 12087, Page 1675 (“Restated Declaration”);

WHEREAS, this Third Amendment was approved by the members pursuant to Article X, Section 10(d) of the Restated Declaration and, specifically, by the approving vote of a majority of the members present at the membership meeting held on February 28th, 2024 at which a quorum was attained;

WHEREAS, the Restated Declaration has been amended from time to time;

NOW, THERFORE, Article VI, Section 3(a) of the Restated Declaration is amended as follows:

1. **Article VI, Section 3.(a).** Each Lot within the Property is subject to a Transfer Assessment fee in the amount of ~~\$1,000.00~~ \$2,500.00 by the Association each time a Lot is conveyed to a new Owner. The new Owner of the Lot shall pay such Transfer Assessment fee which shall be due upon the closing of the purchase and sale of the Lot.
2. All defined terms shall be as stated in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for South Beach Village, unless otherwise stated herein.
3. The remaining provisions of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for South Beach Village shall remain in full force and effect.

See Legal Description attached as Exhibit “A”

IN WITNESS WHEREOF, the undersigned, being the Association has caused this Third Amendment to be executed by its duly authorized officers and affixed its corporate seal as of this 5 day of MARCH, 2024.

Signed, sealed and delivered in the presence of:

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation

Witness: Lindsey Morgan
11555 Central Parkway Suite 801
Jax, FL 32224
Print name: Lindsey Morgan

By: Leslie Dudley
Leslie Dudley, President

Witness: Alice Hobbs
Print name: Alice Hobbs
11555 Central Parkway Suite 801
Jax, FL 32224

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of March, 2024, by Leslie Dudley, as President of South Beach Village Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. Such person did take an oath and: (Notary must check applicable box).

- ☒ is/are personally known to me.
- ☐ produced a current driver's license as identification.
- ☐ produced _____ as identification.

{Notary Seal must be affixed}

Nancy E. McKenzie
SIGNATURE OF NOTARY

Nancy E. McKenzie
Name of Notary (Typed, Printed or Stamped)

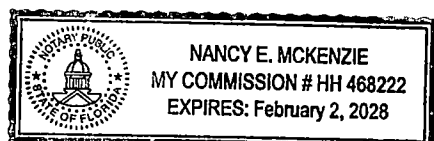


EXHIBIT "A"
(Legal Description)

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 27, 28, 29, 30, 31, 32 and the northerly 23 feet of Lot 33, Block 22, REPLAT OF UNIT NO. 1, ATLANTIC SHORES, according to the map or plat thereof as recorded in Plat Book 14, Pages 39 and 40, Public Records of Duval County, Florida.

Lots 35 and 36, Block 22, REPLAT OF UNIT NO. 1, ATLANTIC SHORES, according to the map or plat thereof as recorded in Plat Book 14, Pages 39 and 40, Public Records of Duval County, Florida.