

This instrument prepared by:
McCabe Law Group, P.A.
Michael J. McCabe, Esquire
111 Solana Road, Suite B
Ponte Vedra Beach, Florida 32082

Public Records of St. Johns County, FL
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**CERTIFICATE OF AMENDMENT
AS TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR OAK HARBOUR HOMEOWNERS ASSOCIATION, INC.**

COME NOW the undersigned President and Secretary of Oak Harbour Homeowners Association, Inc. and hereby certify the following:

1. That the attached is a true copy of the FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAK HARBOUR HOMEOWNERS ASSOCIATION, INC., as originally recorded in O.R. Book 1981, Page 1052, et seq., in the Public Records of St. Johns County, Florida

2. That the attached amendment entitled "FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAK HARBOUR HOMEOWNERS ASSOCIATION, INC." was duly adopted in accordance with the governing documents at a duly called meeting of the members on December 5, 2014, by a vote of not less than two-thirds (2/3) of the Owners, voting in person or by proxy.

IN WITNESS WHEREOF, OAK HARBOUR ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 26 day of DECEMBER, 2014.

OAK HARBOUR HOMEOWNERS
ASSOCIATION, INC.

ATTEST:

By: Jeffrey Campbell
Jeffrey Campbell, Its Secretary

By: Anthony Arciprete
Anthony Arciprete, Its President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Amendment was sworn to, subscribed and acknowledged before me this 26 day of December, 2014, by Anthony Arciprete, as President and Jeffrey Campbell, as Secretary of OAK HARBOUR HOMEOWNERS ASSOCIATION, INC., on behalf of said corporation, who is/are personally known to me or have produced a Florida Driver's license as identification and did take an oath.



Nicholas Mazza 12-26-14
Notary Public, State of Florida

This instrument prepared by:
McCabe Law Group, P.A.
Michael J. McCabe, Esquire
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

FIRST AMENDMENT TO COVENANTS AND RESTRICTION OF OAK HARBOUR HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT ("Amendment") to Declaration of Covenants and Restrictions for Oak Harbour Homeowners Association, Inc. (the "Declaration") is made this 26 day of DECEMBER, 2014 by Oak Harbour Homeowners Association, Inc., a Florida not-for-profit corporation. The Declaration is recorded in Official Records Book 1981, Page 1052 et seq., of the Public Records of St. Johns County, Florida.

RECITALS

A. Pursuant to Article XII, Section 12.5 of the Declaration, the Owners holding two-thirds (2/3) or more of the total votes of the Association may amend the Declaration, and any amendment to the declaration shall be executed by the Association and Developer, if applicable, and shall be recorded in the current public records of St. Johns County, Florida.

B. Pursuant to the rights and obligations set forth in Article XII, Section 12.5 of the Declaration, the Owners desire to amend the Declaration as hereinafter set forth.

WITNESSETH

NOW THEREFORE, the Declaration is hereby amended as follows:
(additions are underlines, deletions are ~~stricken~~).

1. Amended Article X, Section 10.3 is amended as follows:

Section 10.3 **No Detached Buildings.** No garage, tool or storage sheds, tents, trailers, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without prior written consent of the Developer.

No shed or other outbuildings will be allowed to be built, placed, or remain on lots 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 60, 61, 62, 63, and 64. Sheds may be permitted only on lots that do not border or back-up to the central lake/retention pond, subject to prior review and written approval by the Architectural Review Committee. Sheds must be concealed or placed behind an approved 6' (six-foot) privacy fence enclosure. Restrictions on sheds, including but not limited to, size, dimensions, height, materials, colors, and design, shall be governed by the Architectural Criteria adopted by the Board, as amended from time to time.

Except as specifically amended herein, all other provisions of the Declaration shall remain as set forth in the Declaration as previously amended.

WITNESS OUR HAND AND SEALS on the dates show below

OAK HARBOUR HOMEOWNERS ASSOCIATION,
INC.

By: _____

Anthony Arriprete, its PRESIDENT

Attest: _____

Jeffrey Campbell Secretary/TRE

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing Amendment was sworn to, subscribed and acknowledged before me this 23 day of December, 2014, by Anthony Arriprete, as President of Oak Harbour Homeowners Association, Inc. on behalf of said corporation, who [] is personally known to me [X] provided a Florida Driver's license as identification and did take an oath.

Nicholas Mazza 12-26-14
Notary Public, State of Florida
(seal)

