

Prepared by/return to:
Hans C. Wahl Esq.
Cobb & Gonzalez, P.A.
4655 Salisbury Road, Suite 200
Jacksonville, FL 32256

**CERTIFICATE OF FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR ADDISON PARK AND SIENA**

THE UNDERSIGNED, being the duly elected and acting President of ADDISON PARK AND SIENA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, does hereby certify that the proposed First Amendment to the Declaration of Covenants and Restrictions for Addison Park and Siena, attached to this Certificate, was approved by the written consents of the Owners holding two-thirds (2/3) or more of the total votes of the Association. The Declaration of Covenants and Restrictions for Addison Park and Siena, was originally recorded on October 2, 2014, in the Official Records of St. Johns County, Florida at Book 3937, Page 1946 *et seq.*, and as amended from time to time.

Signed, sealed and delivered
in the presence of:

ADDISON PARK AND SIENA
HOMEOWNERS ASSOCIATION, INC., a
Florida non-profit corporation

Witness: *Melissa A. Scherwinski*

By: *Russell C. Ritenour, Jr.*
Russell C. Ritenour, Jr., President

Print name: Melissa A. Scherwinski

Witness: *Tom H. Nelson*

Print name: Tom H. Nelson

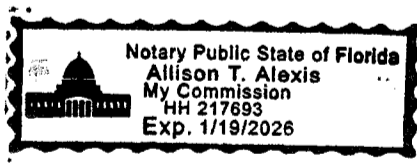
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 11 day of November, 2022, by Russell C. Ritenour, Jr., as President of Addison Park and Siena 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 FLDL# R356-723-51-185-0 as identification.

{Notary Seal must be affixed}

Allison T. Alexis
SIGNATURE OF NOTARY



Allison T. Alexis
Name of Notary *(Typed, Printed or Stamped)*

Document prepared by:
Hans C. Wahl, Esq.
Cobb & Gonzalez, P.A.
4655 Salisbury Road, Suite 200
Jacksonville, Florida 32256

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ADDISON PARK AND SIENA

THIS FIRST AMENDMENT to the Declaration of Covenants and Restrictions for Addison Park and Siena (“Declaration”) is made this 11th day of November, 2022 by Addison Park and Siena Homeowners Association, Inc. (the “Association”).

WHEREAS, the Declaration was recorded on October 2, 2014, in the Official Records of St. Johns County, Florida at Book 3937, Page 1946;

WHEREAS, the Supplementary Declaration of the Covenants and Restrictions for Addison Park and Siena was recorded on April 4, 2016, in the Official Records of St. Johns County, Florida at Book 4172, Page 355;

WHEREAS, the Association desires to amend the Declaration, and this First Amendment is made pursuant to Section 11.6 of the Declaration and by the written consents of the Owners holding two-thirds (2/3) or more of the total votes of the Association as evidenced by the consent forms attached hereto as Exhibit “A”.

NOW, THEREFORE, the Declaration is amended as follows:

1. Section 6.7. **Capitalization of the Association.** In addition to the other assessments to be paid pursuant to the provisions of this Article VI, upon each and every conveyance to any party (the “Buying Party”, specifically excluding a builder acquiring a Lot from the Developer to build a home thereon) of any Lot upon which a Residential Dwelling Unit has been completed, the Buying Party shall contribute to the capital of the Association in an amount equal to one hundred and fifty percent (150%) of the current fiscal year’s annual assessment ~~one-sixth (1/6) of the annual assessment~~ levied by the Association pursuant to Section 6.2 above, as determined by the Board. This amount shall be collected at the closing of the purchase and sale of applicable Lot and shall be disbursed to the Association.

2. All defined terms shall be as stated in the Declaration of Covenants and Restrictions for Addison Park and Siena, unless otherwise stated herein.

3. The remaining provisions of the Declaration of Covenants and Restrictions for Addison Park and Siena shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Association has caused this First Amendment to be executed by its duly authorized officers and affixed its corporate seal as of this 11th day of November, 2022.

Signed, sealed and delivered
in the presence of:

Witness: *McQuinn*

Print name: Melissa A. Scherwinski

Witness: *J. H. Nelson*

Print name: J. H. Nelson

ADDISON PARK AND SIENA
HOMEOWNERS ASSOCIATION, INC., a
Florida non-profit corporation

By: *Russell C. Ritenour Jr.*
Russell C. Ritenour, Jr., President

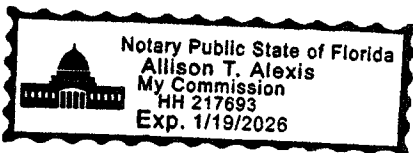
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 11 day of November,
2022, by Russell C. Ritenour, Jr., as President of Addison Park and Siena 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.
- AA produced _____ as identification.

{Notary Seal must be affixed}

Allison Alexis
SIGNATURE OF NOTARY



Allison T. Alexis
Name of Notary *(Typed, Printed or Stamped)*