

This instrument prepared by and  
should be returned to:

Robyn Marie Severs, Esquire  
BECKER & POLIAKOFF, P.A.  
100 Whetstone Place, Suite 302  
St. Augustine, Florida 32086  
(904) 423-5372

Cross reference to Declaration of Covenants  
and Restrictions for Ashley Oaks recorded  
in Official Records Book 3516, Page  
1591, Public Records of St. Johns County,  
Florida

**CERTIFICATE OF FIRST AMENDMENT TO THE DECLARATION  
OF COVENANTS AND RESTRICTIONS FOR ASHLEY OAKS**

THIS IS TO CERTIFY that Article X, Sections 10.3, 10.6, and 10.11 of the Declaration of Covenants and Restrictions for Ashley Oaks ("Declaration"), recorded in Official Records Book 3516, Page 1591, Public Records of St. Johns County, Florida, have been amended and constitute the First Amendment to the Declaration of Covenants and Restrictions for Ashley Oaks. These amendments were duly and properly adopted, pursuant to Article 13, Section 13.5 of the Declaration by Owners holding two-thirds (2/3) or more of the total votes of the Association, at a Members' Meeting held on August 11, 2016, to wit.

**ARTICLE X**  
**USE RESTRICTIONS AND RIGHTS AND**  
**EASEMENTS RESERVED BY DEVELOPER**

....

Section 10.3 No Detached Buildings. No detached building or other structure, including garages, tool or storage sheds, ~~tents, trailers, tanks, or any temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the prior written consent of the Developer.~~ Notwithstanding, however, one such detached building shall be permitted in the rear yard with the approval of the ARB, the ARB or the Board, as applicable.

....

Section 10.6 Boats, Recreational Vehicles, and Commercial Vehicles. The storage and placement of a boat, travel trailer, commercial vehicle or commercial trailer, boat trailers, enclosed cargo trailers, utility trailers, motorcycle trailers, pop-up camper trailers, and fifth wheel trailers, motor home or a recreational vehicle (collectively referred to as "Permitted Vehicles") shall be permitted upon a Lot, as long as they are stored, parked or

\*Additions to text indicated by **bold underline**; deletions by ~~strikeout~~.

placed in the back or side yards and do not extend beyond the front dwelling line. Commercial vehicles and commercial trailers means vehicles or trailers of every kind whatsoever, which from viewing the exterior of the vehicles or trailers, or any portion thereof, show or tend to show any commercial markings, signs, displays, equipment or otherwise indicates a commercial use. Commercial vehicles that are used regularly for commuting to and from the workplace may be parked in driveways overnight and weekends. NO TOW TRUCKS, DUMP TRUCKS OR TRACTOR TRAILERS OF ANY KIND ARE PERMITTED. The Board shall have the final authority in determining acceptability of any vehicle, any Permitted Vehicle, or allowing for temporary parking of services vehicles. In all cases, and at all times, any such Permitted Vehicle ~~boat, travel trailer, motor home or recreational vehicle~~ shall be maintained in a neat and attractive condition and shall either be stored within a covered structure ~~properly or~~ covered by a custom fit canvas (or other acceptable material) fitted cover or screened from public view by fence or vegetative cover as reviewed and approved by the Developer or the ARB. ~~Commercial vehicles, boats, travel trailers, motor homes or recreational vehicles shall not be parked within the Property within public view on a regular basis. Construction trailers may be parked only with the prior written consent of the Developer and in an area designated by the Developer.~~ If any Permitted Vehicle can be seen in their entirety from the front or back of the house, the Permitted Vehicle must be stored, placed or parked on a concrete slab, pavers, mulch, gravel or other such material so that unsightly grass or weeds do not grow under or immediately around them.

....

~~Section 10.11 Trees. No tree or shrub, the trunk of which exceeds six (6) inches in diameter one (1) foot above the ground, shall be cut down, destroyed or removed from a Lot without the prior express written consent of the Developer, except for trees located within an approved building pad, and the area within five (5) feet of such building pad.~~

[SIGNATURE BLOCK ON NEXT PAGE]

\*Additions to text indicated by bold underline; deletions by ~~strikeout~~.

EXECUTED in St. Johns County, Florida, on this the 27 day of August, 2016.

WITNESSES:

ASHLEY OAKS OF ST. JOHNS COUNTY  
HOMEOWNERS ASSOCIATION, INC.

[Signature]  
Print Name: Jesse Dobbie

[Signature]  
Print Name: Jess. Fabre

[Signature]  
Print Name: Jesse Dobbie

[Signature]  
Print Name: Jess Fabre

Attest: [Signature]

Print Name: Al Ridley, President

Address: 165 Scarlet Rose Ln  
St. Augustine FL 32092

Attest: [Signature]

Print Name: Jerry Jackson, Secretary

Address: 630 Irish Rose Road  
St. Augustine, FL 32092

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 27<sup>th</sup> day of AUGUST, 2016, by Al Ridley and Jerry Jackson who ☐ are personally known to me to be the President and Secretary, respectively, of ASHLEY OAKS OF ST. JOHNS COUNTY HOMEOWNERS ASSOCIATION, INC., or ☒ have produced FL DL'S (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

27<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid on this day of AUGUST, 2016.

[Signature]  
Notary Public-State of Florida  
Print Name: Tonnette Williams  
Commission No.: FF 914028  
My Commission Expires:

Tonnette Williams  
State of Florida



MY COMMISSION # FF 914028  
Expires: August 30, 2019

\*Additions to text indicated by **bold underline**; deletions by strikeout.