Instr #2017063991 BK: 4436 PG: 1191, Filed & Recorded: 9/20/2017 1:10 PM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50

First Amendment to the Declaration of Covenants, Conditions And Restrictions For Ocean Ridge

Ocean Ridge Developers, LLC, a Florida limited liability company ("Declarant") makes this Amendment on the 23rd day of August, 2017.

STATEMENT OF PURPOSE:

A. The Declarant has recorded at Official Records 4409, Page 142 of the Public Records of St. Johns County, Florida, a Declaration of Covenants, Conditions And Restrictions For Ocean Ridge ("Declaration"), which applies to the property in St. Augustine Beach in St. Johns County, Florida, described as follows ("Ocean Ridge"):

> Ridge at St. Augustine Beach, according to the plat thereof recorded in Map Book 86, Page 37 – 40 of the Public Records of St. Johns County, Florida.
> As amended by the Affidavit recorded in Book: 4411, Page: 1713 – 1718 of the Public Records of St. Johns County, Florida.

COPY

B. The Declarant, with the consent of joinder of all other owners of property within Ocean Ridge, wishes to amend the Declaration.

AMENDMENT:

The Declaration is hereby amended as follows:

Article VIII. Use Restrictions, Section 8 of the Declaration shall be replaced with the following:

Section 8. Animals and Pets. Only common domesticated household pets maybe kept on any Lot or in a Residential Unit, but in no event for the purpose of breeding or for any commercial purposes whatsoever. No other animals, livestock, horses, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Property. Permitted pets shall only be kept subject to and in accordance with such rules and regulations as shall be promulgated from time to time by the Board. Any pet must be carried or kept on a leash when outside of a Residential Unit or fenced-in area. No pet shall be kept tied up outside of a Residential Unit or in any screened porch or patio, unless someone is present in the Residential Unit. An Owner shall immediately

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pick up and remove any solid animal waste deposited by such Owner's pet on the Property. An Owner is responsible for the cost of repair or replacement of any Association Property damaged by such Owner's pet.

Notwithstanding the foregoing, under no circumstances shall a "**Dangerous Dog**" (as hereinafter defined) be permitted on the Property. A "Dangerous Dog" is defined as a dog which meets any one (1) of the following criteria: (a) has aggressively bitten, attacked, endangered or inflicted severe injury on a human being at any time whether on or off the Property, (b) has severely injured or killed a domestic animal at any time whether on or off the Property, or (c) has, when unprovoked, chased or approached any person upon the roads and/or sidewalks, or any other portion of the Property in a menacing fashion or apparent attitude of attack; provided, however, a dog shall not be a "Dangerous Dog" if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the Property (or any portion thereof), or, while lawfully on the Property (or any portion thereof), was tormenting, abusing or assaulting the dog or its owner or a family member; provided further, that no dog may be a "Dangerous Dog" if the dog was protecting or defending a human being within immediate vicinity of the dog from an unjustified attack or assault.

Each Owner who determines to keep a pet hereby agrees to indemnify the Association and Declarant and hold each of the Association and Declarant harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such Owner having any animal on the Property.

The Association consents to and joins in the execution of this Declaration.

Executed by the Declarant on the day and year written above.

COPY

WITNESSES:

Patricia H. Gray

Patricia H. Gray

Floyd Colton

OCEAN RIDGE DEVELOPERS, LLC
A Florida Limited liability company

By: Neighborhood Realty, Inc., a Florida Corporation

By: _____
James N. McGarvey, Jr., President

OCEAN RIDGE NEIGHBORHOOD ASSOCIATION, INC.
A Florida nonprofit corporation

By: _____
James N. McGarvey, Jr., its president

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STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 23rd day of August, 2017, by James N. McGarvey, Jr., president of Neighborhood Realty, Inc., a Florida corporation, on behalf of the corporation as general partner of Ocean Ridge Developers, LLC, a Florida limited liability company. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.

PATRICIA H. GRAY
Commission # FF 962818
Expires February 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Patricia H. Gray
Patricia H. Gray
Notary Public, State of Florida

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 23rd day of August, 2017, by James N. McGarvey, Jr., president of Ocean Ridge Neighborhood Association, Inc., a Florida corporation. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.

PATRICIA H. GRAY
Commission # FF 962818
Expires February 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Patricia H. Gray
Patricia H. Gray
Notary Public, State of Florida

COPY

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CONSENT AND JOINDER

The undersigned, being the owner of property within Ocean Ridge, hereby consents to and joins in the execution of the First Amendment to the Declaration of Covenants, Conditions And Restrictions For Ocean Ridge.

Executed on September 7th, 2017

WITNESSES:

Print: Joshua Spalter

Print: Julia D. Spalter

OWNER:

SH Design, LLC
A Florida limited liability company

By: C. Jason Huntley, Managing Partner

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 7 day of September, 2017, by C. Jason Huntley, Managing Partner, SH Design, LLC. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.

Brian Messina
Commission # GG035458
Expires: October 3, 2020
Bonded thru Aaron Notary

Print: Brian Messina
Notary Public, State of Florida at Large
Serial Number: GG035458

COPY