

Instr #2019083855 BK: 4828 PG: 624, Filed & Recorded: 11/8/2019 1:13 PM #Pgs:3
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00

Third 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 October, 2019.

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.

B. The Declarant wishes to amend the Declaration.

AMENDMENT:

The Declaration is hereby amended as follows:

Article VIII. Use Restrictions, Section 20 of the Declaration shall be replaced with the following:

Section 8. Fences. Any fence placed upon any Lot must be approved by the ARB, as provided in Article VII hereof, prior to installation. The Owner assumes complete responsibility to maintain the fence, including, but not limited to, trimming any grass, ivy or other plants from the fence. In the event the ARB approves the installation of a fence, it shall also have the right to require installation of landscaping, also subject to the ARB's approval, at the time the fence is installed.

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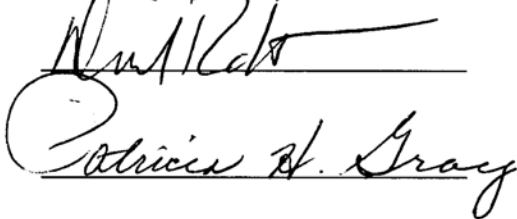
Notwithstanding that an Owner has obtained the approval of the ARB to install a fence or landscape materials, as provided hereinabove, such installation shall be at the Owner's sole risk. In the event such construction activity on an adjacent Lot causes damage to or destruction of such Owner's fence or landscape materials or any part thereof, the Owner on whose Lot the fence and/or landscaping has been damaged shall be required, at the Owner's expense, to repair or replace such fence and/or landscape materials in conformance with the requirements of the ARB's approval of the initial installation of the fence and/or landscape materials and Declarant shall have no liability for any such damage or destruction. Such repair or replacement shall commence as soon as construction on the adjacent Lot has been completed and shall be pursued to completion with due diligence. For purposes of this paragraph, the term "landscape materials" shall include landscape materials located on or adjacent to any property line of a Lot, including, by way of example and not of limitation, hedges, shrubs and trees, whether associated with a fence or not.

In addition, the installation of any fence placed upon any Lot is subject to easements which run with the land. It is the Owner's responsibility to maintain any fence installed within an easement, at its sole cost and expense. Notwithstanding the foregoing, no fence may be installed within any drainage easement(s) 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.

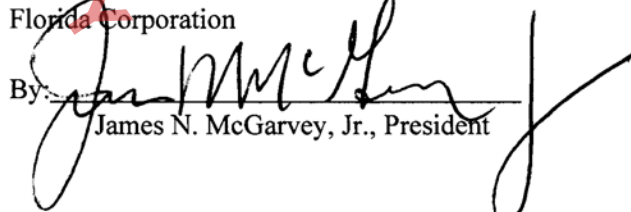
WITNESSES:



Patricia H. Gray

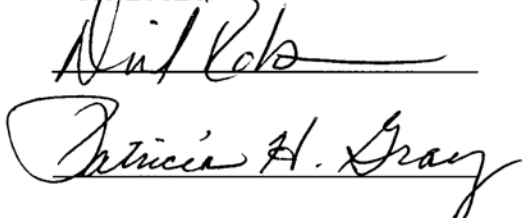
OCEAN RIDGE DEVELOPERS, LLC
A Florida Limited liability company

By: Neighborhood Realty, Inc., a
Florida Corporation



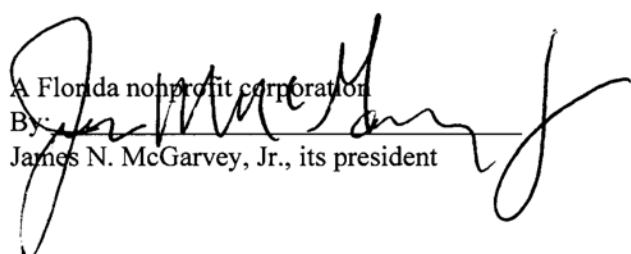
James N. McGarvey, Jr., President

WITNESSES:



Patricia H. Gray

OCEAN RIDGE NEIGHBORHOOD
ASSOCIATION, INC.

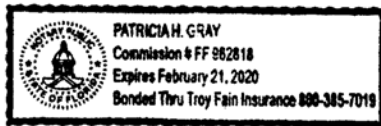


A Florida nonprofit corporation
By: James N. McGarvey, Jr., its president

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STATE OF FLORIDA
COUNTY OF ST. JOHNS

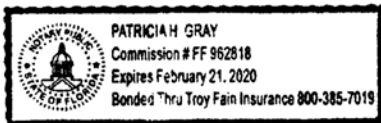
The foregoing instrument was acknowledged before me this ____ day of October, 2019, by James N. McGarvey, Jr., president of Neighborhood Realty, Inc., a Florida corporation, on behalf of the corporation as general partner of Ocean Ridge Developers, LLC, a Florida limited liability company. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.



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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of October, 2019, 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
Patricia H. Gray
Notary Public, State of Florida