

5 Minute Return: 757-7010

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF PARKVIEW RIDGE**

This First Amendment to Declaration of Covenants, Conditions and Restrictions (the "Amendment") is made by Parkview Ridge Owners Association, Inc. ("Association") a Florida non-profit corporation with respect to the real property included within the plat of Parkview Ridge Units One and Two as recorded in Plat Book 54, page 28 et. Seq. Plat Book 55 page 31 et. Seq. and Plat Book 44 page 99 et. Seq. of the current public records of Duval County, Florida.

WHEREAS, all of the lands shown on the plat of Parkview Ridge Units One and Two have been subjected to the Declaration of Covenants, Conditions and Restrictions for Parkview Ridge (the "declaration") as recorded in official records Book 10028, Pages 578-598 and Book 10603, Pages 493-496 of the current public record of Duval County, Florida.

WHEREAS, pursuant to Article XI.10, Association may amend the Declaration for the purposes of curing any ambiguity or inconsistency between the provisions contained therein.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Amendment, Association hereby amends the Declaration as follows:

1) ADDED TO ARTICLE III, Covenant of Maintenance Assessments, 3. Maximum Annual Assessment, 10. Ongoing Capital Contributions. At the time of any sale or other conveyance of a Lot (other than the making of a making mortgage to a Mortgagee), the buyer of the Lot shall make a capital contribution to the Association in the amount of Two Hundred and Fifty and 00/100 Dollars (\$250.00). This amount shall be due at the time of closing or transfer and shall be the personal responsibility of both the seller and buyer, who shall jointly and personally liable for such amount until it is paid in full. Any amounts so collected may be used by the Association for such purposes as the Board of Directors, exercising its business judgment, deems necessary or convenient.

2) Amend ARTICLE XI, Restrictions Affecting Residential Lots, 3. No Shed, Shacks, Tents or Trailers, TO READ: No shed, shack, mobile home, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any residential lot unless it has been approved by the Architectural Control Committee (ARC) or Board of Directors in the absence of an ARC. In the case of a shed, it must be commercially constructed, be permanently erected on a poured concrete slab and meet City of Jacksonville building codes. A copy of the approved permit (if required) must be submitted with the necessary ARC Request form for the association to review and approve prior to the start of construction. Temporary structures such as tents, trailers or any other temporary structure will not be approved for periods exceeding 7 consecutive days in any 2 month period.

3) Amend ARTICLE XI, Restrictions Affecting Residential Lots, 8, Parking, TO READ: No vehicle shall be parked on any Residential Lot or Street unless such vehicle is operable on the highways of the State of Florida and has a current license tag. No repair work shall be performed in an unsafe manner nor performed on any vehicle that needs more than minor repairs. Total repair time will not exceed four (4) hours in duration. No Boat, recreation vehicle, truck or commercial vehicle shall be parked on a residential lot except in areas completely screened from view from streets and other residential lots.