

Prepared by: Andre` E. Ferreira
Director/Secretary
Bay Harbour Home Owners Assoc.
P. O. Box 26982
Jacksonville, Fl 32226

**BAY HARBOUR HOME OWNERS ASSOCIATION
COVENANT AND RESTRICTIONS
AMMENDED CHANGES AS OF 3 DECEMBER 2009
TO OR VOL 7904, PG 0698 AND PG0704**

Amendments now in effect:

December 1, 1994.
June 26, 1995.
April 17, 2002
December 3, 2009.

1. Page 1, Item 1 (j): Amended to read as follows: "Unit" shall mean a single family residence."
2. Page 2, Item 5b: The third sentence is superseded and replaced by the following:
"Every Owner , in resident family, and guests (must be accompanied by owner), shall have a non-exclusive right and easement of enjoyment in and to said park area; provided, however, the Association shall have the right to establish (and in it's sole discretion, change from time to time) the hours during which such area shall be open."
- 3, Page 6, Para 6(i), (ii): Added: (iii): Fines: Property owner's failure to correct violations of covenants/deed restrictions may be levied reasonable fines, not to exceed \$100.00 per violation. Property owner must be notified of the violation(s) by registered/return receipt mail and given 30 days to correct violation prior to imposing a fine. A fine may be levied on the basis of each day of continuing violation, except that no fine may exceed \$1000.00, in the aggregate.
4. Page 7, para 9: Is amended to read: "Minimum squire footage for any residence: No residence shall be erected on any lot unless the square foot area thereof, (exclusive of: screened porches, porches, garage, storage rooms, ect)., shall equal or exceed 2,450 square foot of heated and air conditioned living space".
5. Page 7, Para 10: Is amended to DELETE the following: Servants quarters, guest houses, summer houses"...

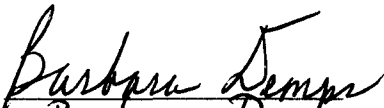
Page 2 of 2 pages: Amendments to Bay Harbour HOA Covenants and Restrictions -3 Dec 2009.

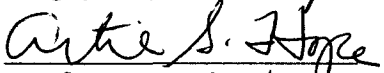
- 6. Page 9, para 22: DELETE the following: "other than a guest house or servants quarters".
- 7. Page 10, para 33 is DELETED and amended to read as follows: "There shall remain 35 platted lots within the Bay Harbour community, each of which are required to pay Home Owners Association fees, as are prescribed by Bay Harbour legal documents."
- 8. Page 10, para 36: DELETE the following from the second sentence: "invitees and lessees".



BERT RHODES
President/Chairman of the Board
Bay Harbour Home Owners

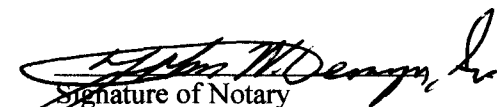
Association

WITNESS: 
Printed Name: Barbara Demps

WITNESS: 
Printed Name: ARTIE S. HOPE

STATE OF FLORIDA
COUNTY OF DUVAL

The forgoing affirmed before me this 24th day of MAY, 2010 by BERT RHODES, and subscribed by John W. Demps, Sr. at the direction of and in the presence of BERT RHODES and in the presence of these witnesses. They are personally known to me and did take the oath.


Signature of Notary

JOHN W. DEMPS, SR.
MY COMMISSION # DD 759186
EXPIRES: March 26, 2012
Bonded Thru Budget Notary Service

Print or Stamp Commissioned of
Notary
Public Expires: