

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MALLARD COVE

Return
Prepared By
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This Amendment to Declaration of Covenants, Conditions and Restrictions for Mallard Cove, Unit One, and the Declaration of Covenants, Conditions and Restrictions for Mallard Cove, Unit Two is made on the date hereinafter set forth by LAND PLANNERS DEVELOPMENT, INC., a Florida corporation.

W I T N E S S E T H:

WHEREAS, LAND PLANNERS DEVELOPMENT, INC. was the Declarant in the Declaration of Covenants, Conditions and Restrictions for Mallard Cove, Unit One, which was recorded in Official Records Volume 6636, page 1907, as well as in the Declaration of Covenants, Conditions and Restrictions for Mallard Cove, Unit Two, which was recorded in Official Records Volume 6683, page 1897, both in the current public records of Duval County, Florida; and

WHEREAS, Declarant reserved unto itself the right to amend said declaration under certain circumstances, which conditions are met at the present time.

NOW, THEREFORE, LAND PLANNERS DEVELOPMENT, INC. hereby makes the following amendments to the covenants and restrictions described hereinabove.

1. The paragraph entitled "Recreational and Commercial Vehicles", which is paragraph 12 in Article V of the restrictions for Unit One and is paragraph 13 in Article V of the restrictions for Unit Two, is hereby amended in its entirety to read as follows:

"Recreational and Commercial Vehicles. No commercial vehicles, boats or trailers of any type shall be permitted to be placed on any lot subject to these covenants, unless such shall be placed or parked in a fenced side yard or fenced rear yard of a lot, but not placed in the side yard of a corner lot on the side abutting a street. No wheeled vehicles of any kind or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures. No

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automobiles, trailers, or boats shall be parked in the roadways or on the right-of-way adjoining the lots. For purposes of this paragraph, a vehicle which is a 3/4 ton or less truck used as transportation to and from the lot owner's employment shall not be considered a commercial vehicle. No travel trailers or motorized homes shall be permitted unless approved by the Architectural Control Committee. Said approval shall be in writing and shall specify the location, size and placement of such motorized home or travel trailer. The decision to grant such exception is discretionary with the Architectural Control Committee and shall be capable of being withdrawn should the terms and conditions set forth by the Architectural Control Committee not be complied with by the lot owner to whom such exception is granted. The decision to grant such exception is discretionary with the Architectural Control Committee and the decision to not grant such an exception shall not be subject to judicial review."

2. Except as specifically altered herein or in prior amendments, the declarations shall remain unchanged.

IN WITNESS WHEREOF, this amendment has been executed this 24th day of April, 1989, by LAND PLANNERS DEVELOPMENT, INC.

Witnesses:

[Signature]
[Signature]

LAND PLANNERS DEVELOPMENT, INC.
Declarant,

By: *[Signature]*
Donald P. Hinson
Vice President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of April, 1989, by Donald P. Hinson, the Vice President of Land Planners Development, Inc., on behalf of the Corporation.

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FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

APR 26 1 03 PM '89

RECORD VERIFIED
[Signature]
CLERK OF CIRCUIT COURT

[Signature]
Notary Public, State of Florida
My commission expires

MY COMMISSION
EXPIRES 11-1-91