

Prepared by and Return To:
D. R. Repass, P.A.
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR NORTH HAMMOCK**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH HAMMOCK (this "Amendment") is made effective as of May 24, 2018, by **GROVER ROAD PARTNERS, LLC**, a Florida Limited Liability company (the "Declarant").

RECITALS:

- A. The Declaration of Covenants, Conditions, Easements and Restrictions for North Hammock is recorded in Official Records Book 18024, at page 757, of the public records of Duval County, Florida, (collectively the "Declaration").
- B. Pursuant to Article VIII, Section 3, the Declarant reserves and shall have the sole right to amend the Declaration.
- C. Pursuant to Article VIII, Section 5, Additional property may be made part of the Properties, at Declarant's sole discretion.
- D. To facilitate the continuation of the common scheme of development evidenced by the Declaration and the plats and other documents referenced therein, Declarant desires to amend the Declaration as more particularly described hereafter, which Amendment also conforms to the general purposes and standards of the provisions contained in the Declaration.

NOW THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Declarant hereby confirms the above stated recitals are true and correct. To the extent not otherwise defined herein, all capitalized terms contained in this First Amendment shall have the same meanings as such terms are defined by the Declaration.
2. After the second WHEREAS paragraph under WITNESSETH of the first page of the Declaration, the following third WHEREAS paragraph is hereby added:

WHEREAS, Declarant is also the owner in fee simple of all of the Lots described in the Plat of Tallow Ridge Phase Two, according to the Plat thereof recorded in Map Book 71, Pages 66-69, of the current public records of Duval, County, Florida.

3. After the NOW THEREFORE paragraph on the first page of the Declaration, the following paragraph is hereby added:

NOW THEREFORE, Declarant hereby states and declares that all of the real property described on the Plat of Tallow Ridge Phase Two, according to the Plat thereof recorded in Map Book 71, Pages 66-69, of the current public records of Duval County, Florida, as more particularly described on the attached Exhibit "A", shall also be subject to the terms and conditions of the Declaration upon recordation of this Amendment. The Lots described on the Plat of Tallow Ridge Phase Two, according to the Plat thereof recorded in Map Book 71, Pages 66-69, of the current public records of Duval County, Florida, shall also be held, sold, conveyed and occupied subject to the Declaration, as such Declaration may have been amended from time to time, which Declaration shall be perpetual in duration unless otherwise provided, all of which are for the purpose of protecting the value and desirability of, and which shall run with the title to, sale Lots and shall be binding upon all parties having any right, title or interest in said Lots or any part thereof, their heirs, personal representatives, successors and assigns, and which shall inure to the benefit of the Association and each Owner as those terms are defined within the Declaration.

4. **Article I Section 18 – Plat.** Article I, Section 18, of the Declaration is hereby amended in its entirety as follows:

"Plat" shall mean and refer to the Plat of Tallow Ridge according to the Plat thereof recorded in Map Book 69, pages 185-189 of the public records of Duval County, Florida; and the Plat of Tallow Ridge Phase Two according to the Plat thereof recorded in Map Book 71, Pages 66-69, of the public records of Duval County, Florida; and any future recorded Plat of the Properties as hereinafter defined.

5. **Exhibit "A".** Exhibit "A" of the Declaration is hereby amended to also include all of the following real property:

All of Tallow Ridge Phase Two as depicted on the plat thereof recorded in Map Book 71, Pages 66-69, of the public records of Duval County, Florida.

6. **Article IV Section 13 – Fences.** Article IV, Section 13, of the Declaration is hereby amended in its entirety as follows:

FENCES. No hedges, fences, walls, screens or similar structures may be erected on a Lot, unless and until the location, quality, style, color, and design have been first approved in writing by the A.R.C. In general, privacy fences, walls, and hedges shall be permitted only from the edge of the front wall of the dwelling extending to the side lot line and then to the rear property line of such Lot, except that A.R.C. approval shall not be required for reconstruction, maintenance and repair of the wall lying within the Entrance Area. The A.R.C. shall grant approval for fences, walls, and hedges only when necessary or practical in the opinion of the A.R.C. to provide privacy from highly trafficked streets, parking lots, driveways, and other areas. Except as approved by the A.R.C., no fence, wall, or hedge may exceed six (6') feet in height above the natural grade of a Lot. No chain link, barbed wire, or other forms of wire fences are permitted. No wood fences are permitted. All fences

must be constructed of either six (6) foot tan vinyl privacy or four (4) foot black aluminum picket, and in a manner consistent with designs established by the A.R.C. and all fences must be maintained to preserve an attractive appearance from the exterior of each Lot as determined in the sole discretion of the A.R.C.

7. Except as specifically amended hereby, all terms and provisions of the Declaration shall remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date and year first above written.

Signed, sealed and delivered
In the presence of:

GROVER ROAD PARTNERS, LLC,
a Florida limited liability company

Donna Passmore
Witness Name: DONNA PASSMORE

By: _____
Name: _____
Title: _____

J. Hawley Smith, Jr.
Witness Name: J. Hawley Smith, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of May, 2018, by John N. Day, as Manager Member of **GROVER ROAD PARTNERS, LLC** a Florida limited liability company, on behalf of the company, who is X personally known to me or _____ produced _____ as identification.

Donna Passmore
Notary Public, State of Florida at Large
Print Name: DONNA PASSMORE
Commission # FF914862
My Commission Expires: 10/12/19

