

PREPARED BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQ.
VAN ROOY LAW
9471 BAYMEADOWS ROAD, SUITE 103
JACKSONVILLE, FLORIDA 32256

**ADDENDUM TO DECLARATION OF COVENANTS, EASEMENTS
AND RESTRICTIONS FOR AHERN TOWNHOMES**

THIS ADDENDUM TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR AHERN TOWNHOMES (this "Amendment") is made this 12th day of November 2020, by **AHERN TH PROJECT, LLC**, a Florida limited liability company (the "Declarant").

RECITALS

WHEREAS, Declarant is Declarant pursuant to that certain Declaration of Covenants, Easements, and Restrictions for Ahern Townhomes recorded in Official Records Book 18540, Page 416 of the public records of Duval County, Florida, amended by that certain Amendment to Declaration of Covenants, Easements and Restrictions for Ahern Townhomes recorded in Official Records Book 18881, Page 2220, and further amended by that certain Second Amendment to Declaration of Covenants, Easements and Restrictions for Ahern Townhomes, recorded in Official Records Book 19223, Page 1951 of the Public Records of Duval County, Florida (collectively the "Declaration"); and

WHEREAS, the Plat of the Property which is encumbered by the Declaration includes certain easements as further described in the Declaration.

NOW THEREFORE, Declarant wishes to clarify and add an addendum as to certain rights in certain Easements shown on the Plat.

1. Pursuant to Section 7.3.3. of the Declaration, Declarant approves the following encroachments:

- a) Stairway encroachment at Unit 1 into Northerly side yard and easements;
- b) Stairway encroachment at Unit 7 into Northerly side yard and easements; and
- c) Fencing and private courtyard construction at Unit 12 into Southerly side yard and easements, such courtyard to remain unlocked, or other such arrangements made with the Association, including alternatively a gate-code locking mechanism, to allow lawn maintenance within.

All above detailed approved encroachments as constructed by Declarant.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed under seal this 12th day of November 2020.

Signed, sealed and delivered in the presence of

AHERN TH PROJECT, LLC, a Florida limited liability company

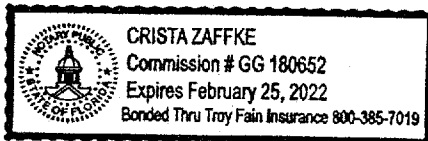
By: Atlantic Beach Investors, LLC, a Florida limited liability company, Manager

By: Richard J. Johnston, Manager

Crista Zaffke
Print Name: Crista Zaffke
Rachael D. Miller
Print Name: Rachael D. Miller

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of November 2020, by Richard J. Johnston, as Manager of Atlantic Beach Investors, LLC, a Florida limited liability company, the Sole Member and Manager of AHERN TH PROJECT, LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.



Crista Zaffke
Print Name: Crista Zaffke
Notary Public, State of Florida at Large
Commission No.: GG 18065
My Commission Expires: 2.25.2022