

5 MIN. RETURN
PHONE # 569-9194

FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF CAROLINE RIDGE
UNITS 1, 2 AND 3

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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50

This First Amendment to Declaration of Covenants, Conditions and Restrictions (the "Amendment") is made by Caroline Ridge Owners Association, Inc, ("Association") a Florida non-profit corporation with respect to the real property included within the plat of Caroline Ridge Units One, Two and Three as recorded in Plat Book 51, pages 70, et. seq. Plat Book 52 pages 15 et. Seq., Plat Book 52 pages 36 et. Seq., and Plat Book 52 pages 45 et. Seq. of the current public records of Duval County, Florida.

WHEREAS, All of the lands shown on the plat of Caroline Ridge Units One, Two and Three have been subjected to the Declaration of Covenants, Conditions and Restrictions for Caroline Ridge Unit One (the "declaration") as recorded in official records Volume 8819, Pages 978-998, Volume 9057 Pages 766-770, Volume 9129, Pages 376-379, and Volume 9180, Pages 196-198 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) Amend ARTICLE III, Covenant of Maintenance Assessments, Item 3, Maximum Annual Assessment, (b) TO READ: From and after March 1 of the year immediately following the conveyance of the first residential lot top any owner, the maximum annual assessment may be increased each year not more than five (5) percent above the maximum assessment for the previous year without a vote of the membership.
- 2) Amend ARTICLE III, Covenant of Maintenance Assessments, Item 3, Maximum Annual Assessment, (c) TO READ: From and after March 1 of the year immediately following the conveyance of the first residential lot to any owner, the maximum annual assessment may be increased above the five (5) percent by a vote of two-thirds (2/3rd) of each class of members who are voting in-person or by proxy, at a meeting duly called for this purpose.
- 3) Except as otherwise specifically defined herein, any term used herin which is defined in the Declaration shall have the same meaning in this Amendment as in the Declaration.

4) All other Covenants, Conditions, and Restrictions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Association has executed this amendment this 19th day of January 2003

CAROLINE RIDGE OWNERS ASSOCIATION, INC.

WITNESSES:

Pamela Thompson
Printed Name: Pamela Thompson

Elizabeth E. Hendricks
By ELIZABETH E. HENDRICKS
Its President

Brendly P. Richards
Printed Name: Brendly P. Richards

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of January, 2003 by Elizabeth E. Hendricks (being personally known to me) as President, Caroline Ridge Owners Association, Inc., on behalf of the Association.

William W. Thompson III
Print Name: William W. Thompson III
My Commission Expires: 12/6/06
Commission Number: DD156993



William W Thompson III
My Commission DD158993
Expires December 06, 2006