

FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS OF
RIVER POINT
RIVER POINT UNITS TWO THRU TWELVE
MONUMENT LANDING BLOCKS 1 THRU 3 AND TRACTS B AND C
MONUMENT LANDING MANOR
AND FUTURE UNITS

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THIS AMENDMENT, made this--tenth--day of--February--1994 by the RIVER POINT COMMUNITY ASSOCIATION, INC., 2771-25 Monument Road #174, Jacksonville, FL 32225

WHEREAS, the Corporation is desirous of amending recorded Declarations of Covenants, Conditions, Easements and Restrictions of "RIVER POINT" #1, dated as of the 3rd day of June 1987, and recorded June 12, 1987, in official Records Volume 6346, page 2002; RIVER POINT UNIT TWO recorded in OR 6328, pages 2271-2279, page 7, section B (b); RIVER POINT UNIT THREE recorded in OR 6327, Pages 159 thru 167, Page 7, Section 6 B (b); RIVER POINT UNIT FOUR, recorded in OR 6410, Pages 883 thru 896, page 7, section 6 B (b); RIVER POINT UNIT FIVE, OR 6410, Pages 1661 1669, Page 7, Section 6 B (b); RIVER POINT UNIT SIX, recorded in OR 6718, Pages 572-580, Page 7, Section 6 B (b); RIVER POINT UNIT SEVEN, recorded in OR 6455, Pages 2025-2032, page 7, section 6 B (b); RIVER POINT UNIT EIGHT, recorded in OR 6476, pages 1810-1817, Page 7, Section 6 B (b); RIVER POINT UNIT NINE, recorded in OR 6455, pages 2033-2040, Page 7, Section 6 B (b); RIVER POINT UNIT TEN, recorded in OR 6476, pages 1818-1825, page 7, section 6 B (b); RIVER POINT UNIT ELEVEN, recorded in OR 6586, pages 275-282, page 7, Section 6 B (b); RIVER POINT UNIT TWELVE, recorded in OR 6586 pages 267-274, page 7, Section 6 B(b); MONUMENT LANDING, blocks 1 thru 3 & MONUMENT LANDING tracts B & C, as recorded in OR 7217 page 1489; MONUMENT MANOR and FUTURE UNITS as recorded.

94-0022212

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SECTION 3 GENERAL RESTRICTIONS Paragraph I "Maintenance by Owner"
"Amended To Add"

There are certain jurisdictional wetlands within the boundaries of many property owners. Therefore be it known they cannot fill, lay sod, excavate, or build in these wetland areas without the proper permits. Hand clearing is allowed as long as the roots are not disturbed and the debris is not left in the wetlands. (Florida Department of Environmental Protection, Northeast District October 28, 1993)

It shall be the responsibility of the property owners on whose property those jurisdictional wetlands and/or storm water run off retention ponds reside to keep them free of debris, lawn and tree trimmings or other foreign matter and to contain the over growth of both aquatic and surface plant life so as to allow access for necessary inspections and maintenance of input and overflow structures.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by a majority vote of a quorum called at the convening of its annual meeting--Feb 10, 1994--and sealed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered in the presence of:
Carolyn V. Sholes

RIVER POINT COMMUNITY ASSOC INC
a Florida Corporation
By: *Kenneth G. Ransom*
Kenneth G. Ransom, President
8395 309-2100

Prepared by and return to:
Kenneth G. Ransom
2771-25 Monument Road #174
Jacksonville, FL 32225

