

5 Minute Return: 757-7010

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF PARKVIEW RIDGE**

This First Amendment to Declaration of Covenants, Conditions and Restrictions (the "Amendment") is made by Parkview Ridge Owners Association, Inc, ("Association") a Florida non-profit corporation with respect to the real property included within the plat of Parkview Ridge Units One and Two as recorded in Plat Book 54, page 28 et. Seq. Plat Book 55 page 31 et. Seq. and Plat Book 44 page 99 et. Seq. of the current public records of Duval County, Florida.

WHEREAS, all of the lands shown on the plat of Parkview Ridge Units One and Two have been subjected to the Declaration of Covenants, Conditions and Restrictions for Parkview Ridge (the "declaration") as recorded in official records Book 10028, Pages 578-598 and Book 10603, Pages 493-496 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) **ADDED TO ARTICLE III, Covenant of Maintenance Assessments, 3. Maximum Annual Assessment, 10. Ongoing Capital Contributions.** At the time of any sale or other conveyance of a Lot (other than the making of a making mortgage to a Mortgagee), the buyer of the Lot shall make a capital contribution to the Association in the amount of Two Hundred and Fifty and 00/100 Dollars (\$250.00). This amount shall be due at the time of closing or transfer and shall be the personal responsibility of both the seller and buyer, who shall jointly and personally liable for such amount until it is paid in full. Any amounts so collected may be used by the Association for such purposes as the Board of Directors, exercising its business judgment, deems necessary or convenient.

2) **Amend ARTICLE XI, Restrictions Affecting Residential Lots, 3. No Shed, Shacks, Tents or Trailers, TO READ:** No shed, shack, mobile home, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any residential lot unless it has been approved by the Architectural Control Committee (ARC) or Board of Directors in the absence of an ARC. In the case of a shed, it must be commercially constructed, be permanently erected on a poured concrete slab and meet City of Jacksonville building codes. A copy of the approved permit (if required) must be submitted with the necessary ARC Request form for the association to review and approve prior to the start of construction. Temporary structures such as tents, trailers or any other temporary structure will not be approved for periods exceeding 7 consecutive days in any 2 month period.

3) **Amend ARTICLE XI, Restrictions Affecting Residential Lots, 8, Parking, TO READ:** No vehicle shall be parked on any Residential Lot or Street unless such vehicle is operable on the highways of the State of Florida and has a current license tag. No repair work shall be performed in an unsafe manner nor performed on any vehicle that needs more than minor repairs. Total repair time will not exceed four (4) hours in duration. No Boat, recreation vehicle, truck or commercial vehicle shall be parked on a residential lot except in areas completely screened from view from streets and other residential lots.

All vehicles must be parked on a poured concrete slab or driveway that has been approved by the ARC or Board of Directors in the absence of an ARC. A copy of a current survey showing the exact location of a proposed driveway addition will be required before the ARC or Board of Directors can process any requests. The Board of Directors may grant a temporary written exception for Boats or Recreational vehicles to allow parking in a driveway of a Residential Lot only for a period not exceeding 7 days in any 2 month period. Requests must be submitted to the Board of Directors in advance of an above listed vehicle being parked on a Residential Lot.

4) **ADDED TO ARTICLE XI, Restrictions Affecting Residential Lots, 13. Basketball Hoops, Skateboard and or Inline Skate rail and backyard skate-type areas,** Basketball hoops cannot be installed or used in the streets within the neighborhood. They may be used on a residential lot so long as the entire basketball hoop assembly stays on an owners' property and does not interfere with street parking or right of way. Backboards may not be permanently attached to the residential structure in any way. Skateboard and or skate rails will not be used in the street at any time. If an owner desires to erect a skate area in their back yard the design must be approved by the ARC. If approved, the owner will agree not to use the area before 9. A.M. and curtail use after 8. P.M.. All structures must be erected behind a fully fenced rear yard. If these restrictions are not adhered to the association may require removal at the owner's expense.

5) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Amendment as in the Declaration.

6) 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 11th day of March 2006

PARKVIEW RIDGE OWNERS ASSOCIATION, INC.

WITNESSES:

Pamela Reed
Printed Name: Pamela Reed
Brad Richards
Printed Name: Brad Richards

Athena Alford
By ATHENA ALFORD
Its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of March, 2006 by Athena Alford being personally known to me as President, Parkview Ridge Owners Association, Inc., on behalf of the Association.

William W. Thompson III
Print Name: William W. Thompson III
My Commission Expires: December 6, 2006
Commission Number: DD156993



William W Thompson III
My Commission DD156993
Expires December 06, 2006