

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVER POINT UNITS ONE THRU TWELVE AND MONUMENT LANDING UNITS

THIS AMENDMENT, made this--9th--day of--February--, 1993 by the RIVER POINT COMMUNITY ASSOCIATION, INC., 2485-2 Monument Road, #247, 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 888 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, as recorded in OR 7217 page 1489.

SECTION 2 (A) - RESIDENTIAL PURPOSES - "Amended to Read"

Each lot shall be used exclusively for "SINGLE FAMILY" Residential purposes only. No business, commercial, religious, charitable or other enterprise of any kind shall be maintained upon or in connection with the use of any Lot including "Manufacturing Processes", or any "Client Attending" activity where, on a regular basis, a person or persons come to your home and products or services are dispensed for compensation.

SECTION 3 (K) - PARKING, STORAGE, REPAIRS - "Amended to Read"

Vehicles of any kind with "Commercial Signage", motor homes, boats or trailers of any sort, shall be kept within the garage or behind a 6 foot wooded fenced area. All other vehicles shall be parked in the garage or driveway (Not on the road or within an improved lot). No major repairing or overhauling of any vehicle is allowed on any part of a Dwelling Unit, a Lot, or any Roadway.

Paragraph two to be retained in its present form relating to on street parking.

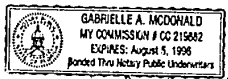
IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by a majority vote of a quorum called at the reconvening of its annual meeting February 9th, 1993, and sealed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered RIVER POINT COMMUNITY ASSOCIATION  
in the presence of: a Florida Corporation

Margaret L. Vogel  
Elizabeth S. Austin  
By: [Signature]  
KEN RANSOM,  
President

STATE OF FLORIDA  
COUNTY OF DUVAL

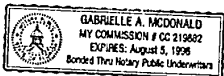
PREPARED BY: K. C. RANSOM  
AND RETURN TO: 12252 HIGH LAUREL DRIVE  
JACKSONVILLE, FL 32225



OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 1993, by KEN RANSOM, President of River Point Community Association Inc.

Gabrielle A McDonald  
Notary Public  
State of Florida at Large



93-0019338  
FLORIDA  
OFFICIAL RECORDS

93 FEB 16 PM 3:27  
RECORDS MAINTAINED  
IN FILE OF CLERK OF COURT