

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

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OFFICIAL RECORDS

THIS AMENDMENT, made this--11th--day of--April--, 1991 by the RIVER POINT COMMUNITY ASSOCIATION INC, 2771-39 Monument Road, Box 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 UNIT ONE, as recorded; MONUMENT LANDING UNIT TWO, as recorded; MONUMENT LANDING UNIT THREE, as recorded.

SECTION THREE - GENERAL RESTRICTIONS

K. Parking, Storage, Repairs - "Amended to include"

In as much as there have been no entry driveways on Running River Road and therefore no parking on this arterial route within the original River Points Units 1 thru 10, and in as much as entry driveways have been created within Monument Landing Units 1 thru 3 on running River Road and Monument Landing Boulevard, and in as much as Monnument Landing Units 1 thru 3 (quote)" shall be deemed to be added as properties to be governed by the association at such time as those lots have been platted into single family lots" (unquote) per the FIRST AMENDMENT TO ARTICLES OF INCORPORATION OF RIVER POINT COMMUNITY ASSOCIATIONN, INC as approved at the first organizing meeting February 23, 1989, be it therefore known there shall be no parking on Running River Road or Monument Landing Boulevard within Monument Landing Units 1 thru 3.

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 April 11, 1991, and sealed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered in the presence of:

RIVER POINT COMMUNITY ASSOCIATION a Florida Corporation

*K.G. Ransom, V. Pres.*

By: *[Signature]*  
RICHARD R. URTEL  
Its President

*[Signature]*  
Secretary

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of APRIL 1991, by RICHARD R. URTEL President of River Point Community Association Inc.

AUSTIN M. PETERSON  
Notary Public  
State of Florida  
My Comm. Exp. 9/20/93  
BONDED

*[Signature]*  
Notary Public  
State of Florida at Large

Prepared by K.G. Ransom  
12252 High Laurel Dr  
JAX 32225

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