Doc # 2022145399, OR BK 20302 Page 2114, Number Pages: 3,
Recorded 05/31/2022 09:49 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00

This Instrument prepared by:
Charles W. Brown, Jr., Esq
CRABTREE LAW GROUP, P.A.
877San Jose Blvd
Building A, Suite 200
Jacksonville, FL 32217

AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR JACOBS WAY

This Amendment to Declaration of Covenants, Restrictions, and Easements for Jacobs Way is made as of this 11th day of May, 2022, by Jacobs Way Homeowners Association, Inc., a Florida non-profit corporation.

W I T N E S S E T H :

WHEREAS, A. F. Alan Classic Homes, Inc. ("Developer") recorded that certain Declaration of Covenants, Restrictions, and Easements for Jacobs Way Unit One, in Official Records Book 11609, Page 401, *et seq.*, of the Current Public Records of Duval County Florida, which were amended by those certain Amendments recorded in the Current Public Records of Duval County, Florida, as follows:

First Amendment recorded at Official Records Book 11649, Page 1885, *et seq.*;
Second Amendment recorded at Official Records Book 11763, Page 1142, *et seq.*; and,
Third Amendment recorded at Official Records Book 12281, Page 1979, *et seq.*

together hereinafter referred to as the "Declaration".

WHEREAS, the Declaration applied to the overall development of the property as described therein, and;

WHEREAS, the Developer has ceased to be the governing authority to enforce the terms of the Declaration and authority thereof has turned over to the Jacobs Way Homeowners Association, Inc. (the "Association").

WHEREAS, pursuant to Article XI, Section 11.3.3 of the Declaration the Association may amend the Declaration with the approval of two thirds (2/3) of all the Members of the Association;

WHEREAS, the Association now desires to amend the Declaration as further stated herein;

WHEREAS, on May 12, 2022, a Membership Meeting of the members of the Association was convened with quorum, at which approval of at least two thirds (2/3) the Members of the Association was obtained;

NOW THEREFORE, The Association, by and through an affirmative vote of two thirds (2/3) of the Members of the Association, hereby amends the Declaration as follows:

(New words are inserted in the text are underlined, and words which are deleted are ~~lined through~~ with hyphens)

ARTICLE VII
ARCHITETURAL CONTROL

7.3.10 Fences and Walls. With regard to fences and walls to be installed by the individual owners, they must first be approved pursuant to the review process contained in this Section 7, for materials, height, and location. All of these types of fences must be made of wood (tongue & grove or shadow box design), or vinyl privacy panel (white), as chain link fencing will not be allowed, except that black chain link or wrought iron fencing may be used on rear property lines along wooded preserves. All other fencing will be made of wood (tongue & grove or shadow box design) or vinyl privacy panel (white) and will not exceed 6 feet in height. No fences may be installed forward or in front of a residence. No fence which exceeds 4 feet in height may be installed across the rear of any lot which abuts or is a part of the Lake/Stormwater Management Facility. Any fencing which is not in conformance with the requirements set forth herein as of the recording of this Amendment must be made compliant by the Owner within sixty (60) days of the recording of this Amendment, unless otherwise approved by the Association.

IN WITNESS THEREOF, the undersigned party has executed this Amendment on behalf of Jacob's Way Homeowners Association, Inc., the date and year first above written.

Jacob's Way Homeowners Association., Inc.,
a Florida Not for Profit Corporation

Earnestine Johnson
By: Earnestine Johnson
Its: President

Lenell L Cunningham
Attest By: Lenell L Cunningham
Its: Secretary

Print Name: Ashley Adams

Rhonda Hutto
Print Name: Rhonda Hutto

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of May, 2022, by Earnestine Johnson, as President for and on behalf of Jacob's Way Homeowners Association, Inc., (✓) to me well known or ( ) who produced _____ as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed the foregoing instrument as President of Jacob's Way Homeowners Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of Jacob's Way Homeowners Association, Inc.

Notary Public, State of Florida
My commission expires:

ELIZABETH CRAWFORD
Notary Public - State of Florida
Commission # GG 366123
My Comm. Expires Aug 14, 2023
Bonded through National Notary Assn.