

Instr #2018061079 BK: 4601 PG: 39, Filed & Recorded: 8/22/2018 2:00 PM #Pgs:2  
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50

## Second Amendment to the Declaration of Covenants, Conditions And Restrictions For Ocean Ridge

Ocean Ridge Developers, LLC, a Florida limited liability company (“Declarant”) makes this Amendment on the 18<sup>th</sup> day of July, 2018.

### STATEMENT OF PURPOSE:

A. The Declarant has recorded at Official Records 4409, Page 142 of the Public Records of St. Johns County, Florida, a Declaration of Covenants, Conditions And Restrictions For Ocean Ridge (“Declaration”), which applies to the property in St. Augustine Beach in St. Johns County, Florida, described as follows (“Ocean Ridge”):

Ridge at St. Augustine Beach, according to the plat thereof recorded in Map Book 86, Page 37 – 40 of the Public Records of St. Johns County, Florida.

As amended by the Affidavit recorded in Book: 4411, Page: 1713 – 1718 of the Public Records of St. Johns County, Florida.

B. The Declarant wishes to amend the Declaration.

### AMENDMENT:

The Declaration is hereby amended as follows:

In Article VII. Use Restrictions, Section 5. Parking and Vehicular Restrictions. of the Declaration the sentence “**All vehicles must be parked in garages overnight.**” shall be stricken and replaced with the following:

**Garages shall be utilized for the parking of two vehicles. Additional vehicles may be parked in the driveway.**

The Association consents to and joins in the execution of this Declaration.

Executed by the Declarant on the day and year written above.

The Association consents to and joins in the execution of this Declaration.

Executed by the Declarant on the day and year written above.

WITNESSES:

*Patricia H. Gray*

Print: Patricia H. Gray

*Dinah Robertson*

Print: Dinah Robertson

OCEAN RIDGE DEVELOPERS, LLC  
A Florida Limited liability company

By: Neighborhood Realty, Inc., a  
Florida Corporation

By: *James N. McGarvey, Jr.*  
James N. McGarvey, Jr., President

OCEAN RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.

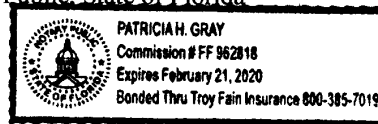
A Florida nonprofit corporation

By: *James N. McGarvey, Jr.*  
James N. McGarvey, Jr., its president

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2018, by James N. McGarvey, Jr., president of Neighborhood Realty, Inc., a Florida corporation, on behalf of the corporation as general partner of Ocean Ridge Developers, LLC, a Florida limited liability company. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.

*Patricia H. Gray*  
Patricia H. Gray  
Notary Public, State of Florida



STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2018, by James N. McGarvey, Jr., president of Ocean Ridge Neighborhood Association, Inc., a Florida corporation. He is personally known to me or has produced a Florida driver's license as identification and did take an oath.

*Patricia H. Gray*  
Patricia H. Gray  
Notary Public, State of Florida

