

Prepared by:
McCabe Law Group, P.A.
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTION
FOR KERNAN MILL
(AMENDMENT RESOLUTION)**

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTION FOR KERNAN MILL ("Amendment") is made this 7 day of
November 2017, by KERNAN MILL COMMUNITY ASSOCIATION, INC. ("Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Kernan Mill was recorded in Official Records Book 7809, Page 566, et seq., of the public records of Duval County, Florida (the "Declaration"), on the lands described therein; and

WHEREAS, pursuant Article X, Section 12(c) of the Declaration, the Declaration may be amended by the Members; and

WHEREAS, on November 17, 2016, the Association held a meeting of the members at which a majority vote of the Members present approved the amendments set forth below.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the Association hereby amends the Declaration as follows:
(additions are underlined, deletions are ~~stricken~~):

1. Article VIII, Section 5 is hereby amended as follows:

Section 5. No-Sheds, Shacks or Trailers. No shed, shack, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any Lot. However, this paragraph shall not prevent the use of a temporary residence and other buildings during the period of actual construction of the main residence and other buildings permitted hereunder, nor the use of adequate sanitary toilet facilities for workmen during the course of such construction.

Notwithstanding the foregoing, permanently installed sheds may be allowed with prior written approval of the ARB or Association. The size of a shed may not be larger than 8'X8'. The height of a shed

(at its peak) may not exceed the height of the lowest roof line (at the eaves) of the main residence.

2. Article VIII, Section 7, is hereby amended as follows:

Section 7. Fences. Hedges, fences or walls may not be built or maintained on any portion of any Lot except on the rear or interior side Lot line and not closer to the front of the Lot than the front line of the main residence; nor closer than twenty feet (20') to a side street when the residence is situated on a corner Lot. No fence or wall shall be erected nor hedge maintained higher than six feet (6') from the normal surface of the ground. No chain link fences shall be erected on any Lot. No fence or wall shall be erected until quality, style, color and design shall have been first approved by the Developer.

No fence shall be erected or installed without prior written approval of the ARB or Association. Fences must be permanently installed. The following fence styles shall be permitted: wood stockade, board-on-board, shadow box, picture frame, and basket weave style, and black aluminum wrought iron style picket fence. Cap and trim or other decorative top style may be permitted upon written approval of the Association or ARB.

3. Article VIII, Section 23, is hereby added to read as follows:

Section 23. Wildlife. Owners shall not feed any wildlife on the Property. Notwithstanding the foregoing, Owners may place or install, bird or squirrel feeders, provided the feeder is located at least five feet (5') off the ground. Owners shall not bring wildlife onto the Property or release any domesticated animals on the Property. Any animals or pets brought or kept on the Property, as may be permitted by this Declaration, shall be the responsibility of the Owner, resident, or occupant of the Lot.

[THE REMINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the undersigned sets its hand and seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

KERNAN MILL COMMUNITY ASSOCIATION, INC., a Florida not-for profit

Attest: Tim Clifton
Treasurer

By: Rochelle Seiler
Print Name: Rochelle Seiler

Attest: Sherril Marks
Secretary

Its: President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing Amendment was sworn to, subscribed and acknowledged before me this 7th day of November, 2017, by A, B, C, as 1, 2, 3 of KERNAN MILL COMMUNITY ASSOCIATION, INC., who is personally known to me or has produced as identification and did take an oath.

- A. Rochelle Seiler . President
- B. Tim Clifton . TREASURER
- C. Sherril Marks . Secretary

Deborah M. Templeton
Notary Public, State of Florida
Printed Name: Deborah M. Templeton
My commission expires: 10.15.18

DEBORAH M. TEMPLETON
Notary Public, State of Florida
My Comm. Expires Oct. 15, 2018
Commission No. FF 164273

KERNAN MILL COMMUNITY ASSOCIATION, INC.

C/O Property Management Systems, Inc.

P.O. Box 1987

Yulee, FL. 32041-1987

Date: November 17, 2017

Re: Amendment to Declaration

Dear Owner:

Enclosed please find a copy of the Amendment to Declaration of Covenants, Conditions, and Restrictions for Kernan Mill, filed in Official Records Book 18183, Page 1465, of the public records of Duval County, Florida. The amendments were approved at the November 17, 2016 meeting of the members.

Sincerely,

A handwritten signature in cursive script that reads "Rochelle Ziker".

Prepared by:
McCabe Law Group, P.A.
111 Solana Road, Suite B
Ponte Vedra Beach, Florida 32082

**CERTIFICATE OF AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION
FOR KERNAN MILL**

COMES NOW the undersigned director of KERNAN MILL COMMUNITY ASSOCIATION, INC.
("Association") and hereby certifies the following:

1. That the Declaration of Covenants, Conditions, and Restrictions for Kernan Mill was
recorded in Official Records Book 7809, Page 566, et seq., of the public records of Duval County, Florida
(the "Declaration")

2. That pursuant to Article X, Section 12(c) of the Declaration, the Declaration may be
amended as follows:

This Declaration may be also amended at a duly called meeting of the Association where
a quorum is present if the amendment resolution is adopted by (i) a majority vote of all
Class A Members of the Association present at such meeting and (ii) the Class B
Member, if any.

3. That on November 17, 2016, the Association held a duly called meeting of the Members at
which a quorum of the Members were present in person or by proxy (the "Annual Meeting").

4. That at the Annual Meeting, a majority vote of the Class A members present at the Annual
Meeting voted in favor of adopting the amendments attached hereto.

5. That the attached is a true copy of the amendments adopted at the Annual Meeting (the
"Amendment Resolution").

IN WITNESS WHEREOF, KERNAN MILL COMMUNITY ASSOCIATION, INC., has
caused this Certificate of Amendment to be executed in accordance with the authority herein above
expressed this 7th day of November 2017.

KERNAN MILL COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

ATTEST:

By: Tim Clifton
Tim Clifton
Its Treasurer

By: Rochelle Seiler
Rochelle Seiler
Its President

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 7th day of November 2017, by
A, B, C, as 1, 2, 3 of KERNAN MILL COMMUNITY, INC., a
Florida not-for-profit corporation. He either is personally known to me or [] has produced
state driver's license as identification.

- A. Rochelle Seiler 1. President
- B. Tim Clifton 2. Treasurer
- C. Sherril Mark 3. Secretary

Deborah M. Templeton
Printed Name: Deborah M. Templeton
Notary Public, State of Florida [NOTARY SEAL]
Notary Public, State of Florida
My Comm. Expires Oct. 15, 2018
Commission No. FF 164273