

Prepared by/return to:
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JamesRoche, Esq.
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**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
COASTAL OAKS AT ATLANTIC BEACH**

THIS THIRD AMENDMENT to the Declaration of Covenants, Conditions, Restrictions and Easements for Coastal Oaks at Atlantic Beach (“Declaration”), originally recorded at Book 17875, Page 301, et seq., of the Official Records of Duval County, Florida, is made by the Developer, Buccaneer Beach, LLC, per Section 12.9(c) of the Declaration.

(Additions are indicated by underline; deletions are indicated by ~~strike through~~)

XII. GENERAL PROVISIONS

...

12.9 Amendment. This Declaration may be amended at any time by an instrument signed by the President or Vice President and the Secretary or Assistant Secretary of the Association, certifying that such amendment has been adopted by the written consent of seventy five percent (75%) of the Class A Members or upon a seventy five percent (75%) vote of the Class A Members voting in person or by proxy at a regular Association meeting or at a special meeting called for that purpose at which there is a quorum, which amendment shall become effective upon its filing in the public records of the County. Provided, however, that:

...

(c) Developer specifically reserves the absolute and unconditional right (subject only to VA approval as set forth above, if required), so long as it owns any of the Property, to amend this Declaration without the consent or joinder of any party: (i) to conform to the requirements of any holder of a Mortgage, (ii) to conform to the requirements of title insurance companies; (iii) to conform to the requirements of any governmental entity having control or jurisdiction over the Property; (iv) to clarify the provisions of this Declaration; or (v) in such other manner as Developer may deem necessary or convenient. In addition, Developer may amend the Articles, Bylaws, and Rules and Regulations, and Architectural Guidelines unilaterally before Turnover without consent or joinder of any party.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this _____ day of _____, 2020.

Witnesses

Michelle Norris

Signature of Witness 1

Michelle Norris

Printed

Delisle Norris Jr.

Signature of Witness 2

Delisle Norris Jr.

Printed

Buccaneer Beach, LLC.

[Signature]

Signed

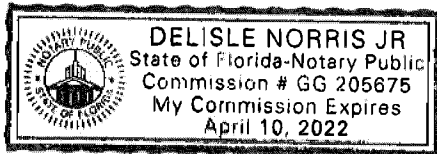
JAMES WATSON

Printed

As its Managing Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2020, by James Watson, as Managing Member of Buccaneer Beach, LLC.



[Signature]

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

Type of Identification Produced: _____