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AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR PARKER PLACE HOMEOWNERS ASSOCIATION

THIS AMENDMENT to the Declaration of Covenants and Restrictions for Parker Place Homeowners Association is made this 24 day of April, 2015, the Parker Place Homeowners Association of Duval County, Inc., a Florida not-for-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the property platted as for Parker Place, Duval County, Florida was subjected to certain covenants and restrictions by documents recorded at Official Records Book 12297 at Page(s) 2338 - 2386.

WHEREAS, pursuant to authority granted in the Declaration, the Association desires to amend the Declaration to conform the terms and provisions of the Declaration with the existing policies and regulations of the Association (as defined in the "Declaration").

WHEREAS, a vote of the majority of a quorum of members at a duly called regular or special membership meeting held on April 8, 2015.

NOW, THEREFORE, the undersigned Board of Directors hereby declares as follows:

1. Modification of Declaration. Section 12.5 Termination or Amendment of the Declaration amended with the following language to be added as written below:

> 12.5 Termination or Amendment: The covenants, restrictions, easements and other matters set forth herein shall run with the title to the Property and be binding upon each Owner, the Developer, the Association, and their respective successors and assigns for a period of fifty (50) years, and shall be automatically renewed for successive ten (10) year periods unless terminated as herein provided. The Owners holding two-thirds (2/3) or more of the total votes of the Association may alter, amend or terminate these covenants. In the event that the meeting held to terminate or amend the Declaration of Covenants and Restrictions lacks the number of owners required to terminate or amend the Declaration of Covenants and Restrictions as established above, the Board of Directors may continue the meeting to another date, time and/or place, but the board will be required to serve written notice of the meeting not less than 30 days before the continued date and time. If, at the continued meeting, the number of owners present or by proxy does not meet the standard of two-thirds (2/3) of the total votes of the Association, then a majority vote of those who are present may amend the Declaration of Covenants and Restrictions. Owners holding two-thirds (2/3) or more of the total votes of the Association will still be required to terminate the Association. Any amendment to this Declaration which alters any provision relating to the Surface Water or Stormwater Management System, beyond maintenance in its original condition, including the water management portion of the Common Areas, must have the prior

written approval of the SJRWMD. Any amendment to this Declaration which amends the responsibilities or obligations of the parties with respect to the ACOE Permit, must have prior written approval of ACOE. This Declaration may not be terminated unless adequate provision for transferring perpetual maintenance responsibility for the Surface Water or Stormwater Management System obligation to the then Owners of the Lots is made, and said transfer obligation is permitted under the then existing requirements of the SJRWMD or its successors and the County or any other governmental body that may have authority over such transfer. In the event that the Association is dissolved, prior to such dissolution, all responsibility relating to the Surface Water or Stormwater Management System and the Permits must be assigned to and accepted by an entity approved in writing by the ACOE and SJRWMD. Any amendment to this Declaration shall be executed by the Association and Developer, if applicable, and shall be recorded in the current public records of Duval County, Florida. For so long as there is a Class B Membership and provided HUD or VA shall have insured or hold a mortgage within the Property, the following actions shall require approval of the Federal Department of Housing and Urban Development ("HUD") and the Veteran's Administration ("VA"): annexation of additional properties, dedication of any portion of the Common Area, and amendment of this Declaration.

Except as specifically amended above, all other terms and conditions of Section 12.5 of the Declaration shall remain in full force and effect.

2. Effect of Amendment. Except as expressly amended and modified hereby the Declaration as previously amended, shall remain in full force and effect in accordance with the terms and provisions thereof. In the event the terms and provisions of this Amendment should conflict with the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control.

IN WITNESS WHEREOF, this Amend has been executed as of the date first set forth above by the undersigned parties, acting by and through their undersigned officers who are thereunto duly authorized.

Parker Place Homeowners Association of Duval County, Inc.

By: Adrian L. Cody
Title: President
Printed Name: Adrian L. Cody

Witness: _____
Printed Name: James Cay

Witness: _____
Printed Name: Clyde Hallman

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24 day of April, 2015 by James Long who is the Manager of the Parker Place Homeowners Association of Duval County, Inc. and [X] is personally known by me or [ ] has produced the following documentation as a form of identification _____.

Lisa L Freeney
Notary Public, State of Florida

(Stamp / Seal)

Printed Name: Lisa L Freeney
My Commission Expires: 12/11/17

NOTARY PUBLIC STATE OF FLORIDA
LISA L. FREENEY
MY COMMISSION #FF075723
EXPIRES December 11, 2017
(407) 398-0153 FloridaNotaryService.com