

OFFICIAL RECORDS

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF RIVER POINT UNITS ONE THRU TWELVE
AND MONUMENT LANDING UNITS ONE THRU THREE

THIS AMENDMENT, made this--11th--day of--April-- , 1991 by the
RIVER POINT COMMUNITY ASSOCIATION INC, 2771-39 Monument Road, Box
247, Jacksonville, FL 32225

WHEREAS, the Corporation is desirous of amending recorded
Declarations of Covenants, Conditions, Easements and Restrictions
of "RIVER POINT" #1, dated as of the 3rd day of June, 1987, and
recorded June 12, 1987, in official Records Volume 6346, page
2002, RIVER POINT UNIT TWO recorded in OR 6328, pages 2271-2279,
page 7, section B (b), RIVER POINT UNIT THREE recorded in OR
6327, Pages 159 thru 167, Page 7, Section 6 B(b), RIVER POINT
UNIT FOUR, recorded in OR 6410, Pages 888 thru 896, page 7,
section 6 B(b) RIVER POINT UNIT FIVE, OR 6410, Pages 1661-1669,
Page 7, Section 6 B(b), RIVER POINT UNIT SIX, recorded in OR 6718
Pages 572-580, Page 7, Section 6 B(b): RIVER POINT UNIT SEVEN,
recorded in OR 6455, pages 2025-2032, page 7, section 6 B(b);
RIVER POINT UNIT EIGHT, recorded in OR 6476, pages 1810-1817,
Page 7, Section 6 B(b); RIVER POINT UNIT NINE, recorded in OR
6455, pages 2033-2040, Page 7, Section 6 B(b); RIVER POINT UNIT
TEN, recorded in OR 6476, pages 1818-1825, page 7, section 6 B(b)
RIVER POINT UNIT ELEVEN, recorded in OR 6586, Pages 275-282, page
7, Section 6 B(b); RIVER POINT UNIT TWELVE, recorded in OR 6586
pages 287-274, Page 7, Section 6 B(b); MONUMENT LANDING UNIT
ONE, as recorded; MONUMENT LANDING UNIT TWO, as recorded; MONUMENT
LANDING UNIT THREE, as recorded.

SECTION SIX - ASSOCIATION AND ASSESSMENTS OF ASSOCIATION

Par C Increase in Assessments

Initial assessment being \$50.00 per year per Par B (b) shall be
increased 10% for 1990 and 10% for 1991 for a total of \$10.00
resulting in assessment to be billed for period May 1, 1991 to
April 30, 1991 in the amount of \$60.00 in accordance with the
terms of this paragraph.

IN WITNESS WHEREOF, the Declarant has caused this Amendment
to be executed by a majority vote of a quorum called at the
reconvening of its annual meeting April 11, 1991, and sealed by
its duly authorized officer on the day and year first above
written.

Signed, sealed and delivered
in the presence of:

RIVER POINT COMMUNITY ASSOCIATION
a Florida Corporation

Richard R. Urteil
Robert Smith SECRETARY

By: *Richard R. Urteil*
RICHARD R. URTEL
Its President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this
22nd day of APRIL 1991, by RICHARD R. URTEL President of
River Point Community Association Inc.



AUSTIN M. PETERSON
Notary Public
State of Florida
My Comm. Exp. 9/20/93
BONDED

Austin M. Peterson
Notary Public
State of Florida at Large

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

91-0040208

91 APR 25 AM 11:37

PREPARED BY K.G.R. ANDSON
12252 HIGH LAUREL DR
JAX 32225

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF RIVER POINT UNITS ONE THRU TWELVE AND
AND MONUMENT LANDING UNITS

THIS AMENDMENT, made this--9th--day of--February-- , 1993 by
the RIVER POINT COMMUNITY ASSOCIATION, INC., 2485-2 Monument Road,
#247, Jacksonville, FL 32225

WHEREAS, the Corporation is desirous of amending recorded
Declarations of Covenants, Conditions, Easements and Restrictions
of "RIVER POINT" #1, dated as of the 3rd day of June, 1987, and
recorded June 12, 1987, in Official Records Volume 6346, page 2002,
RIVER POINT UNIT TWO recorded in OR 6328, pages 2271-2279, page 7,
section B (b), RIVER POINT UNIT THREE recorded in OR 6327, Pages
159 thru 167, Page 7, Section 6 B(b), RIVER POINT UNIT FOUR,
recorded in OR 6410, Pages 888 thru 896, page 7, section 6 B(b)
RIVER POINT UNIT FIVE, OR 6410, Pages 1661-1669, Page 7, Section 6
B(b), RIVER POINT UNIT SIX, recorded in OR 6718, Pages 572-580,
Page 7, Section 6 B(b), RIVER POINT UNIT SEVEN, recorded in OR
6455, pages 2025-2032, page 7, section 6 B(b); RIVER POINT UNIT
EIGHT, recorded in OR 6476, pages 1810-1817, Page 7, Section 6
B(b); RIVER POINT UNIT NINE, recorded in OR 6455, pages 2033-2040,
Page 7, Section 6 B(b); RIVER POINT UNIT TEN, recorded in OR 6476,
pages 1818-1825, page 7, section 6 B(b) RIVER POINT UNIT ELEVEN,
recorded in OR 6586, pages 275-282, page 7, Section 6 B(b); RIVER
POINT UNIT TWELVE, recorded in OR 6586 pages 267-274, page 7,
Section 6 B(b); MONUMENT LANDING, as recorded in OR 7217 page 1489.

SECTION 2 (A) - RESIDENTIAL PURPOSES - "Amended to Read"

Each lot shall be used exclusively for "SINGLE FAMILY" Residential
purposes only. No business, commercial, religious, charitable or
other enterprise of any kind shall be maintained upon or in
connection with the use of any Lot including "Manufacturing
Processes", or any "Client Attending" activity where, on a regular
basis, a person or persons come to your home and products or
services are dispensed for compensation.

SECTION 3 (K) - PARKING, STORAGE, REPAIRS - "Amended to Read"

Vehicles of any kind with "Commercial Signage", motor homes, boats
or trailers of any sort, shall be kept within the garage or behind
a 6 foot wooded fenced area. All other vehicles shall be parked in
the garage or driveway (Not on the road or within an improved
lot). No major repairing or overhauling of any vehicle is allowed
on any part of a Dwelling Unit, a Lot, or any Roadway.

Paragraph two to be retained in its present form relating to on
street parking.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to
be executed by a majority vote of a quorum called at the
reconvening of its annual meeting February 9th, 1993, and sealed by
its duly authorized officer on the day and year first above
written.

Signed, sealed and delivered
in the presence of:

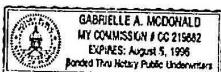
RIVER POINT COMMUNITY ASSOCIATION
a Florida Corporation

Magnum L. Vogel
Elizabeth S. Austin

By: *K. G. Ransom*
KEN RANSOM,
President

STATE OF FLORIDA

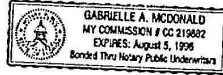
COUNTY OF DUVAL



OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 16th day of February, 1993, by KEN RANSOM, President of River Point Community Association Inc.

Gabrielle A McDonald
Notary Public
State of Florida at Large



93-0019338
FILED AND RECORDED
IN THE PUBLIC RECORDS
OF THE COUNTY OF FLORIDA

93 FEB 16 PM 3:27
RECORDS SECTION
CLERK OF DISTRICT COURT
[Signature]

FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS OF
RIVER POINT
RIVER POINT UNITS TWO THRU TWELVE
MONUMENT LANDING BLOCKS 1 THRU 3 AND TRACTS B AND C
MONUMENT LANDING MANOR
AND FUTURE UNITS

THIS AMENDMENT, made this--tenth--day of---February---1994 by the RIVER POINT COMMUNITY ASSOCIATION, INC., 2771-25 Monument Road #174, Jacksonville, FL 32225

WHEREAS, the Corporation is desirous of amending recorded Declarations of Covenants, Conditions, Easements and Restrictions of "RIVER POINT" #1, dated as of the 3rd day of June 1987, and recorded June 12, 1987, in official Records Volume 6346, page 2002; RIVER POINT UNIT TWO recorded in OR 6328, pages 2271-2279, page 7, section 6 B (b); RIVER POINT UNIT THREE recorded in OR 6327, Pages 159 thru 167, Page 7, Section 6 B (b); RIVER POINT UNIT FOUR, recorded in OR 6410, Pages 888 thru 896, page 7, section 6 B (b); RIVER POINT UNIT FIVE, OR 6410, Pages 1661-1669, Page 7, Section 6 B (b); RIVER POINT UNIT SIX, recorded in OR 6718, Pages 572-580, Page 7, Section 6 B (b); RIVER POINT UNIT SEVEN, recorded in OR 6455, Pages 2025-2032, page 7, section 6 B (b); RIVER POINT UNIT EIGHT, recorded in OR 6476, pages 1818-1825, page 7, section 6 B (b); RIVER POINT UNIT NINE, recorded in OR 6455, pages 2033-2040, Page 7, Section 6 B (b); RIVER POINT UNIT TEN, recorded in OR 6476, pages 1818-1825, page 7, section 6 B (b); RIVER POINT UNIT ELEVEN, recorded in OR 6586, pages 275-282, page 7, Section 6 B (b); RIVER POINT UNIT TWELVE, recorded in OR 6586 pages 267-274, page 7, Section 6 B (b); MONUMENT LANDING, blocks 1 thru 3 & MONUMENT LANDING tracts B & C, as recorded in OR 7217 page 1489; MONUMENT MANOR and FUTURE UNITS as recorded.

SECTION 3 GENERAL RESTRICTIONS Paragraph L "Maintenance by Owner"
"Amended To Add"

There are certain jurisdictional wetlands within the boundaries of many property owners. Therefore be it known they cannot fill, lay sod, excavate, or build in these wetland areas without the proper permits. Hand clearing is allowed as long as the roots are not disturbed and the debris is not left in the wetlands. (Florida Department of Environmental Protection, Northeast District October 28, 1993)

It shall be the responsibility of the property owners on whose property those jurisdictional wetlands and/or storm water run off retention ponds reside to keep them free of debris, lawn and tree trimmings or other foreign matter and to contain the over growth of both aquatic and surface plant life so as to allow access for necessary inspections and maintenance of input and overflow structures.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by a majority vote of a quorum called at the convening of its annual meeting---Feb 10, 1994---and sealed by its duly authorized officer on the day and year first above written.

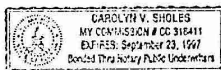
Signed, sealed and delivered
in the presence of:

Carolyn V. Sholes

Prepared by and return to:
Kenneth G. Ransom
2771-25 Monument Road #174
Jacksonville, FL 32225

RIVER POINT COMMUNITY ASSOC INC
a Florida Corporation

By: *Kenneth G. Ransom*
Kenneth G. Ransom, President
P 925 507-2700



94-0022212

94 FEB 15 AM 9:59

FILED AND RECORDED
IN PUBLIC RECORDS
JACKSONVILLE, FL

CLERK OF CIRCUIT COURT

James H. Ransom
RECORD VERIFIED

Book 8793 Pg 1584

FIFTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS OF
"RIVER POINT"
RIVER POINT UNITS TWO THRU TWELVE
AND ALL MONUMENT LANDING UNITS AND PARCELS

Bk: 8793
Pg: 1584
Doc# 97272353
Filed & Recorded
12/05/97
01:17:33 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 6.00

This AMENDMENT, made the---24th day of November 1997--- by the RIVER POINT COMMUNITY ASSOCIATION, INC. 12252 High Laurel Drive, Jacksonville, FL 32225

WHEREAS the Corporation is desirous of amending recorded Declarations of Covenants, Conditions, Easements and Restrictions of "River Point" dated as of the 3rd day of June 1987, and recorded June 12, 1987, OR Vol 6346, page 2002; River Point Unit Two OR 6328, page 2271; River Point Unit Three OR 6327 page 159; River Point Unit Four OR 6410 page 888; River Point Unit Five OR 6410 page 1661; River Point Unit Six OR 6718 page 572; River Point Unit Seven OR 6455 page 2025; River Point Unit Eight page 6476 page 1810; River Point Unit Nine OR 6455 page 2033; River Point Unit 10 OR 6476 page 1818; River Point Unit Eleven OR 6586 page 275; River Point Unit Twelve OR 6586 page 267; and Monument Landing Units and Parcels OR 7217 page 1489:

THAT PORTION OF:

SECTION SIX - ASSOCIATION AND ASSESSMENTS OF ASSOCIATION

Par C Increase in Assessments:

"There having been no increase in assessments of the Association since May 1, 1991 and in accordance with the formula stated in the full text of this paragraph, we hereby increase the assessment from \$60.00 to \$75.00 effective with the calendar year commencing January 1, 1998"

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by a majority vote of a quorum called at the Special Meeting of the Association Thursday October 16, 1997 and sealed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Carol A. Dwyler
Mary Dwyler

RIVER POINT COMMUNITY ASSOCIATION
a Florida Corporation

By: *Margaret Hancock*
MARGARET HANCOCK
Its Treasurer

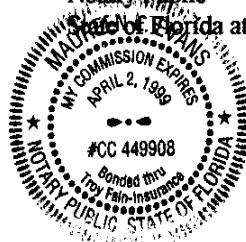
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of Dec. 1997, by
MARGARET HANCOCK, Treasurer of River Point Community Association Inc.

Prepared by and return to:
Kenneth G. Ransom, Agent
PO Box 350124
Jacksonville, FL 32235-0124

Margaret Hancock

Notary Public
State of Florida at Large



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