

AMENDMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS

FOR GREENRIDGE O.R. 852 PG 1694

This Amendment of Declarations of Covenants and Restrictions for Greenridge is made this 9th day of April, 1990 by MONTGOMERY LAND COMPANY, a Florida Corporation ("Developer").

W I T N E S S E T H:

WHEREAS, the Developer is the owner of all the property in the subdivision known as Greenridge, according to the plat thereof recorded in Plat Book 21, Pages 06 through 88, inclusive, of the public records of St. Johns County, Florida ("Greenridge");

WHEREAS, the Developer caused to be recorded that certain Declaration of Covenants and Restrictions for Greenridge, in Official Records Volume 818, page 328 of the public records of St. Johns County, Florida (the "Covenants and Restrictions");

WHEREAS, Article 9, Section 5 of the Covenants and Restrictions provide that the Developer shall be entitled to amend the Covenants and Restrictions;

WHEREAS, the parties hereto are the owners of all the lots in Greenridge;

WHEREAS, the parties hereto desire to amend the Covenants and Restrictions;

NOW THEREFORE, in consideration of the foregoing for other good and valuable consideration, the parties hereto hereby amend the Covenants and Restrictions as follows:

1. Article 7, Section 2 of the Covenants and Restrictions is hereby amended to read as follows: Minimum square footage of dwellings. The ground floor area of any house shall contain a minimum of One Thousand Eight Hundred (1,800) square feet of enclosed living area in case of one-story structures, and not less than One Thousand (1,000) square feet in case of a structure greater than one-story. Specifically excluded from "enclosed living area", without limitation, are garages, carports, open or screened porches, terraces, and other covered areas.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 9th day of April, 1990.

MONTGOMERY LAND COMPANY

Janet Wilkerson
Richard C. Kertz

BY:

Earl S. Wallace, III
Earl S. Wallace, III
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing was acknowledged before me this 9th day of April, 1990, EARL S. WALLACE, III, the Vice President of MONTGOMERY LAND COMPANY, a Florida Corporation, on behalf of said corporation.

Janet Wilkerson
Notary Public

My Commission Expires: *1/1/91*



FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

90 APR 18 AM 10:23

Earl "Bud" Mules
CLERK OF CIRCUIT COURT

