

This instrument prepared by/return to:
McCabe | Ronsman
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SOUTHERN GROVE**

The undersigned officers of Southern Grove Homeowners Association, Inc. ("Association"), the corporation in charge of the operation and control of the Property known as Southern Grove according to the Declaration of Easements, Covenants, Conditions and Restrictions for Southern Grove as recorded in Official Records Book 1129, Page 186, et seq., of the Public Records of St. Johns County, Florida (individually and incorporating all amendments "Declaration"); the First Amendment to the Declaration as recorded in the Official Records Book 1187, Page 740 et seq of the Public Records of St. Johns County, Florida ("First Amendment"); the Second Amendment and Supplement to Declaration of Easements, Covenants, Conditions and Restrictions for Southern Grove, as recorded in the Official Records Book 1249, Page 527 et seq of the Public Records of St. Johns County, Florida ("Second Amendment") hereby certify that the following amendment to the Declaration was proposed and approved by a majority vote of the Board of Directors and approved by vote not less than Owners representing seventy five percent (75%) of the representative membership of the Association present, in person or by proxy, at a meeting called for such purpose at which a quorum has been obtained in accordance with Section 11.8 of the Declaration.

{Additions are indicated by underline (with any additions in headings indicated by double underline), deletions are indicated by ~~strikethrough~~}

VI. COVENANTS FOR MAINTENANCE ASSESSMENTS

...

Section 6.5 Commencement of Annual Assessments.

...

(b) Capital Contribution. In addition, at the closing and transfer of title of each Lot to the first Owner other than Developer or a builder constructing the Initial Improvements thereon, such Owner shall contribute working capital to the Association in the amount of Two Hundred and No/100 Dollars (\$200.00) ~~Seventy-Five and No/100 Dollars (\$75.00)~~. These contributions to the Association shall be used for the purpose of initial and nonrecurring capital expenses of the Association and to provide initial working capital for the Association. Such contribution shall not be considered as a prepayment of Annual Assessments.

IN WITNESS WHEREOF, the President and Secretary of Southern Grove Homeowners Association, Inc. have executed this certificate on this 20 day of July, 2021.

Witnesses

Southern Grove Homeowners Association, Inc.

Blaine Anderson
Signature of Witness 1

Julie A. Boechieri
President

Blaine Anderson
Printed

Julie A. Boechieri
Printed

Signature of Witness 2

Mary Ramsey
Secretary

Printed

Mary Ramsey
Printed

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of July, 2021, by Julie Boechieri as President, and Mary Ramsey, as Secretary, of Southern Grove Homeowners Association, Inc., on behalf of the corporation.

[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: FL D.I.

