

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:

THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FL 32202

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KENSINGTON**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KENSINGTON** (the "First Amendment") is made effective December 27, 2012 ("Effective Date"), by **KENSINGTON OWNERS ASSOCIATION, INC.**, a Florida non-profit corporation (the "Association").

**RECITALS:**

A. Kensington, LLC, a Florida limited liability company, has previously executed the Declaration of Covenants, Conditions, Restrictions and Easements for Kensington which is recorded in Official Records Book 2353, at page 554, of the public records of St. Johns County, Florida (the "Declaration").

B. Pursuant to Section 10.11.2 of the Declaration, the Declaration may be amended by a two-thirds (2/3) vote of the Class A Members of the Association, and the Class B Member, if any.

C. The Class B Membership has terminated prior to the Effective Date. At a meeting held on December 27, 2012, not less than two-thirds (2/3) of the Class A Members of the Association voted to approve this First Amendment.

**NOW THEREFORE**, the Association hereby amends the Declaration as follows:

1. The Association confirms that the above-stated recitals are true and correct. All capitalized terms contained in this First Amendment shall have the same meanings as such terms are defined by the Declaration.

2. A new Section 8.27, of the Declaration is hereby added as follows:

Section 8.27 Athletic or Play Structures. On corner Lots, (i) not more than one (1) athletic or play structure shall be permitted in any yard within view from an adjacent street; (ii) any such athletic and/or play structure shall be located directly behind the residence within an area bounded by the prolongation of the side boundaries of the residence extended to the rear lot lines; and (iii) any such athletic or play structure shall otherwise be subject to the requirements of the architectural guidelines (the "Architectural Guidelines") promulgated pursuant to Article VII of this

Declaration. On all other Lots, athletic or play structures shall be permitted subject to the requirements of the Architectural Guidelines without regard to the preseding sentence.

3. Except as specifically amended hereby, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be duly executed as of the date and year first above written.

Signed, sealed and delivered in the presence of:

KENSINGTON OWNERS ASSOCIATION, INC., a Florida non-profit corporation

[Signature]  
KATNY May Gale  
(Print Name)

By: [Signature]  
Name Printed: Frances Snyder  
Title: President

[Signature]  
Karen Bedell  
(Print Name)

STATE OF FLORIDA )  
COUNTY OF St. Johns )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2012, by Frances Snyder, as President of **KENSINGTON OWNERS ASSOCIATION, INC.** a Florida non-profit corporation, on behalf of the corporation.



SHIRLEY R. HUNT  
MY COMMISSION # EE 218864  
EXPIRES: August 14, 2016  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public, State of Florida at Large  
Name Printed: Shirley R. Hunt  
Commission # ER 218864  
My Commission Expires: August 14, 2016  
He/she is [check one]:  
Personally Known \_\_\_\_\_  
or Produced I.D. ✓  
Type of Identification Produced  
FL Drivers License