

Prepared by:  
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Building A, Suite 200  
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**AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR  
HIDDEN HILLS**

THIS AMENDMENT to the Declaration of Covenants, Conditions, Easements and Restrictions Hidden Hills is made effective by Hidden Hills Country Club Estates Homeowners Association, Inc., a Florida corporation not for profit, ("Association").

**WITNESSETH**

**WHEREAS**, on or about December 26, 1986, Hidden Hills Golf Club, Inc., a Florida Corporation (the "Developer"), caused to be recorded that certain Declaration of Covenants, Conditions, Easements and Restrictions for Hidden Hills, recorded at Official Records Book 6249, Page 2234, *et seq.*, of the Official Records of Duval County, Florida, together with its subsequent amendments thereto (together referred to as the "Declaration");

**WHEREAS**, it is the desire of the Association to implement restrictions on the leasing of Lots for terms less than three (3) months;

**WHEREAS**, it is the desire of the Association that the leasing restrictions stated herein shall come into effect for current and future Owners of Lots in the Association upon recording of this Amendment;

**WHEREAS**, pursuant to Section 8.2 of the Declaration, the Declaration may be amended by the Association with the affirmative vote of 75% of votes cast by Owners other than the Developer at a duly called meeting of the Association; and

**WHEREAS**, the affirmative vote of at least 75% of vote cast by Owners other than the Developer was obtained at a vote at a meeting of the membership of the Association which obtained quorum and conducted for that purpose held on June 17th, 2020.

**NOW THEREFORE**, Hidden Hills Country Club Estates Homeowners Association, Inc. hereby amends the Declaration as follows:

(new words are inserted in the text and underlined; and words to be deleted are ~~lined through~~ with hyphens)

Article 2.0 -USE AND CONSTRUCTION RESTRICTIONS AND REQUIREMENTS

2.6 No Lot shall be leased for a term less than three (3) months, and no more than four (4) times in a twelve (12) month period without express prior written approval by the Board of Directors. Lots must be leased only in their entirety, no per-room renting is allowed.

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

HIDDEN HILLS COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation

Marie Buckner  
(Print name Marie Buckner)

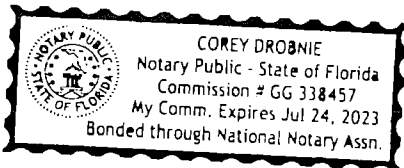
James Pontello  
By: James Pontello  
Its: President

Bob Scarborough  
(Print name BOB SCARBOROUGH)

Attest By: Beverley Brooks  
By: Beverley Brooks  
Its: Secretary

STATE OF FLORIDA )  
COUNTY OF DUVAL )

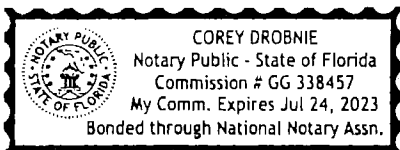
The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 25<sup>th</sup> day of June 2020, by James Pontello, as President for the Hidden Hills Country Club Estates Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who (N) is personally known to me or provided ( ) \_\_\_\_\_ as identification, and who did take an oath.



Corey Drobnie  
(Print Name Corey Drobnie)  
NOTARY PUBLIC, State of Florida  
At Large.  
Commission No. GG 338457  
My Commission Expires: 7-24-23

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 25<sup>th</sup> day of June, 2020, by Beverley Brooks, as Secretary for the Hidden Hills Country Club Estates Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who (N) is personally known to me or provided ( ) \_\_\_\_\_ as identification, and who did take an oath.



Corey Drobnie  
(Print Name Corey Drobnie)  
NOTARY PUBLIC, State of Florida  
At Large.  
Commission No. GG 338457  
My Commission Expires: 7-24-23