

This instrument was prepared by and after recording return to:
Steven M. Falk, Esq.
Falk Law Firm, P.A.
7400 Trail Blvd., Suite 103
Naples, FL 34108
(239) 596-8400

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR RIVERS EDGE OF VOLUSIA COUNTY TOWNHOMES**

THIS AMENDMENT is executed by ADJ AIRPARK, LLC, a Florida limited liability company (the "Declarant").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Rivers Edge of Volusia County Townhomes was recorded in Instrument #2023226299, Public Records of Volusia County, Florida (the "Declaration"); and

WHEREAS, Article XIV Section 14.01(C) of the Declaration reserves to the Declarant the right to amend the Declaration prior to Turnover (as such term is defined in the Declaration); and

WHEREAS, the Turnover has not occurred and the Declarant wishes to amend the Declaration.

NOW THEREFORE, pursuant to the rights reserved by Article XIV, Section 14.01(C) of the Declaration, the Declarant hereby states as follows:

The Declaration is amended as set forth in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Developer has executed this Amendment effective as of the day and year written below.

Witnesses: ADJ AIRPARK, LLC, a Florida limited liability company

By: AJ-DJ Stokes, LLC, a Florida limited liability company, its Manager

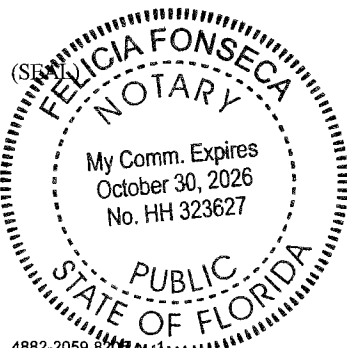
X. Anand Jobalia
Witness Name: Anand Jobalia
Print Address: 444 Seabreeze Blvd
Suite 805 Daytona Beach, FL 32118

By: [Signature]
Anand Jobalia, Manager
Print Address: 444 Seabreeze Blvd. Suite 805
Daytona Beach, FL 32118

[Signature]
Witness Name: Simon Bullock
Print Address: 444 Seabreeze Blvd.
Suite 805 Daytona Beach, FL 32118

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

The foregoing instrument was acknowledged before me this 16th day of May, 2024, by () physical presence or () online notarization, by Anand Jobalia, as Manager of AJ-DJ Stokes, LLC, a Florida limited liability company, the Manager of ADJ AIRPARK, LLC, a Florida limited liability company. He is () personally known to me or () has produced _____ as identification.



[Signature]
NOTARY PUBLIC
Name: Felicia Fonseca
(Type or print)
My-Commission Expires: October 30, 2026

EXHIBIT "A"

Additional language indicated by underlining.

Section 10.22 Fences. No fence shall be permitted on any Lot. Subject to the approval of the ARB and in compliance with all applicable Planning Criteria, a privacy panel may be installed along the boundary between Townhomes in the rear yard of a Lot, and, with respect to a Townhome located on an "end" Lot, extended from the side boundary of the Townhome to the rear of the Lot. A privacy panel shall not be installed along the rear boundary of a Lot (i.e., it shall not be installed parallel to the Townhome Building). A privacy panel shall not exceed 6' in height and must be constructed of tan PVC that matches the exterior color of the Townhome Building. The Owner shall be obligated to insure, maintain, repair and replace his or her privacy panel.