

Prepared by and return to:  
Michael J. Maloney, CAM  
Ridaught Landing Three Association Inc.  
950-23 Blanding Blvd, PMB #321  
Orange Park, FL 32065

AMENDED AND  
RESTATED SPECIFIC  
BYLAWS FOR  
RIDAUGHT LANDING  
THREE  
ASSOCIATION, INC.  
ADOPTED JANUARY 14,  
2023

# AMENDED AND RESTATED RIDAUGHT LANDING THREE ASSOCIATION INC. SPECIFIC BYLAWS

A Corporation Not-For-Profit Under the Laws of the State of Florida.

This document amends, restates, and provides clarifying language to certain existing **Ridaught Landing Three Association, Inc** (hereafter termed "Association") Bylaws.

Substantial rewording. See prior versions of the bylaws as recorded in the official documents of Clay County, FL at Book 1485, Page 2113 and Book 3112, Pages 111-127.

## ARTICLE XV - AMENDMENTS

**Authority:** These Bylaws may be amended by an affirmative majority vote of the Board of Directors present at a duly constituted Board Meeting. Prior to the meeting at which the amendment is proposed for adoption each director shall be furnished with a written or electronic document indicating the proposed changes to the Bylaws.

## ARTICLE II – DEFINITIONS

**Section 2.4 Board:** "Board" or "Board of Directors" means the Board of Directors of the Association. "Director" means a person serving on the Board. The Board shall consist of 5 Directors; however, by a vote of the Board the number of Directors elected at the next annual meeting may be changed to not less than three (3) or no more than five (5) persons. After the date of this Bylaws clarification adoption, all new Board members, Board of Directors, and/or Directors must be an Owner and a full-time resident at the Lot.

## ARTICLE V – LAND USE AND BUILDING TYPE

**V.12 Recreational and commercial vehicles:** No commercial vehicles, boats, or trailers of any type shall be permitted to be placed on any lots subject to these covenants, unless such shall be placed or parked in a fenced side yard or fenced rear yard of a lot and screened from public view of passing motorists and neighboring lots, but not placed in the side yard of a corner lot on the side abutting a street. No wheeled vehicle of any kind or any other offensive objects may be kept or parked in a state of disrepair between the paved roads and the residential structure. No automobiles, trailers, Recreational Vehicles (RV), wheeled vehicles, or boats shall be parked on roadways or the right of way adjoining the lots. No automobiles, travel trailers, wheeled vehicles, Recreational Vehicles (RV), or boats shall be parked on the roadways within 15 feet in either direction of another property/lot mailbox. No automobiles, trailers, wheeled vehicles, Recreational Vehicles (RV), or boats shall be parked on the roadways in any manner that interferes with the ingress or egress from another property/lot driveway. For purposes of this paragraph, a vehicle which is  $\frac{3}{4}$  ton or less truck used a transportation to and from the lot

owner's employment shall not be considered a commercial vehicle. No travel trailers or motorized homes shall be permitted unless specifically approved by the Architectural Control Committee.

**V.16 Fences:** All fences shall be constructed of and shall have a permanent appearance of natural wood or may be made of PVC with an appearance of white or natural wood colors, unless approved by the Architectural Control Committee. All fences must be approved by the Architectural Control Committee prior to installation. No fence shall be installed which restricts or prohibits ingress or egress as granted by easements herein. No fence or wall shall be erected, placed, or altered on any lot nearer the street than the rear of the house or the side of the house in the case of a corner lot unless approved by the Architectural Control Committee and in no event shall exceed a maximum height of six (6) feet or be lower than a minimum of five (5) feet unless approved by such committee. All fences shall be constructed and maintained to present a pleasing appearance as the quality of workmanship and materials, harmony of external design with existing structures and as to the location with respect to topography and finished grade elevation. It shall be within the sole and exclusive purview of the Architectural Control Committee to make a determination as to whether or not a fence is pleasing in appearance as provided herein. Declarant reserves the right to release areas such as sewer lift stations, playgrounds, etc., from the above fence restrictions.

**V.21 Exterior Appearance and Maintenance:** Every lot and house shall be maintained so as to present a pleasing appearance. Window coverings and decorations shall be of conventional materials e.g., draperies, blinds or shutters. Windows shall not be covered with aluminum foil, paper, or the like. Lawns shall be maintained in a neat manner. Houses shall be kept in reasonable repair and excessive visible deterioration shall not be allowed. No wheeled vehicles of any type shall be parked upon the property front lot/grass/lawn/yard other than on a driveway. A wheeled vehicle shall be placed or parked in a fenced side yard or fenced rear yard of a lot and screened from public view of passing motorists and neighboring lots, but not placed in the side yard of a corner lot on the side abutting a street.

**V.21 Architectural Control Committee:** a) Memberships. The Architectural Control Committee shall be composed of three (3) persons appointed by the Declarant. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither of the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this convent. So long as the Declarant owns any lots in this subdivision, Declarant shall have the right to appoint the members of such committee. At any time after Declarant has sold all lots or has waived, in writing, its right to appoint such committee members, the Association shall have the power and right to elect the members of the committee, to change membership of the committee or to withdraw form or restore the committee any of its power or duties. After the date of this Bylaws clarification adoption, all new Architectural Control Committee members must be an Owner and a full-time resident at the Lot.

## ARTICLE X COMMITTEES


**Section 10.4 Covenant Hearing & Violations Committee:** The Board of Directors shall establish a Covenant Hearing & Violations Committee (“CHVC”) which at all times shall consist of a least three (3) committee members. CVHC shall be responsible for imposing fines arising from violations of the Governing Documents (including where applicable the governing documents of affiliated associations) and for hearing challenges to fines as required under §720.305 Fla. Stat. Persons appointed to the CVHC may not be officers, directors, or employees of the Association, or the spouse, parent, brother, or sister of any officer, director, or employee. After the date of this Bylaws clarification adoption, all new CVHC members must be an Owner and a full-time resident at the Lot. Fines shall be in addition to, and not in lieu of other remedies provided by law or in the Governing documents.

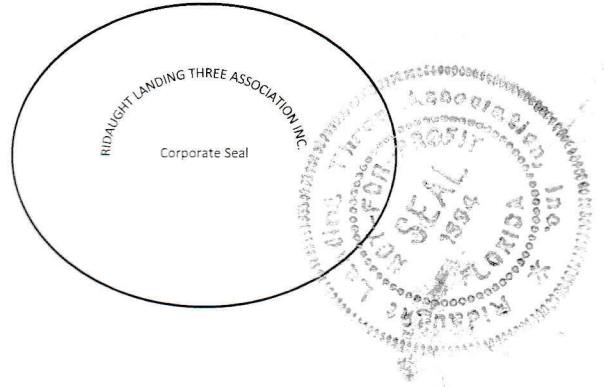
### SCHEDULE OF FINES FOR VIOLATIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RIDAUGHT LANDING THREE

**Landscaping:** “14 days to provide letter of corrective action”.

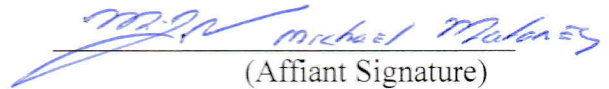
**A**DOPTED BY THE BOARD OF DIRECTORS ON January 14,  
2023.

I certify that the foregoing amended bylaws were adopted by the Ridaught Landing Three Association, Inc, Board of Directors by unanimous consent of all Directors at a meeting duly noticed where a quorum was present.

X   
Michael J. Maloney, Property Manager

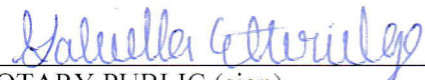


State of FL  
County of Clay

  
(Affiant Signature)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of January, 2023 by Michael Maloney, who is personally known to me  or who has produced FL Drivers License as identification.

Gabriella Etheridge  
NOTARY PUBLIC (print name)

  
NOTARY PUBLIC (sign)  
My commission expires: 11/21/2026

