

RESOLUTION NO. 86- 101

WHEREAS, The Plantation Developers, as owner, has tendered an Amendment to Declaration of Covenants and Restrictions, dated August 8, 1986, to the Board of County Commissioners of St. Johns County, Florida, amending the Declaration of Covenants and Restrictions recorded in Official Records of St. Johns County, Volume 709, page 0300;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above described Amendment to Declaration of Covenants and Restrictions is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.

Section 2. The Clerk is instructed to record the document in the official public records of St. Johns County with the recording fee provided therewith.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 12 day of August, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Brubaker
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent
Deputy Clerk

86 20614

AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS

This Amendment to Declaration to Covenants and Restrictions made this 8th day of August, 1986, by THE PLANTATION DEVELOPERS, a Florida general partnership (the "Owner");

W I T N E S S E T H :

WHEREAS, the Owner has agreed to impose conditions upon the Property, as described and defined, in the Declaration of Covenants and Restrictions dated June 30 1986, and recorded in the Official Records of St. Johns County, Volume 709, Page 0300;

NOW THEREFORE, the Owner does hereby impose upon the Property the following Covenants and Restrictions in addition to or in amendment of those Covenants and Restrictions contained in the aforesaid Declaration of Covenants and Restrictions dated June 30, 1986:

1. Paragraph 5 of the aforesaid Declaration of Covenants and Restrictions dated June 30, 1986, is amended to read:

"5. This Declaration of Covenants and Restrictions shall be in perpetuity and may be modified only upon the written consent of the Board of County Commissioners of St. Johns County with the consent and concurrence of the Ponte Vedra Board of Adjustment."

2. Paragraph 6 of the aforesaid Declaration of Covenants and Restrictions dated June 30, 1986, is amended to read:

"6. This Declaration of Covenants and Restrictions shall automatically, without any further action by any person or entity, become null and void and of no force and effect if the Building Permit which has been issued is set aside or construction of improvements thereunder is enjoined by the order of judgment of a Court."

3. There shall be additional Covenants and Restrictions hereby designated as Paragraphs 8, 9 and 10 which provide as follows:

"8. BEACH CLUB USE RESTRICTION

Declarant hereby covenants and agrees that the use of the Beach Club Property shall be limited to the following persons, their guests and tenants:

1. All residents and property owners in The Plantation at Ponte Vedra located on the property more particularly described as Parcel A on Exhibit "A" attached hereto.

2. All Charter Members of The Plantation Country Club, Inc., not to exceed one hundred (100) in number.

3. A maximum of twenty-five (25) honorary members of The Plantation Country Club, Inc.

4. A maximum of twenty-five (25) associate members of The Plantation Country Club, Inc.

5. All residents and property owners of any portion of the property described as Parcel B in Exhibit "A" attached hereto."

"9. These covenants shall run with title to the beach club property."

"10. This Amendment to Declaration of Covenants and Restrictions also applies to that certain Deed of Dedication of Easement for Public Beach Access, Pedestrian Walkway, Crash Gate and Vegetation Buffer dated July 2, 1986, given onto the County of St. Johns, State of Florida."

IN WITNESS WHEREOF, the Owner has set its hand on the day and year first above written.

THE PLANTATION DEVELOPERS

BY: [Signature]
Florida Title Group, Inc.
Managing General Partner

[Signature]
[Signature]

STATE OF FLORIDA)
 :
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 6th day of August, 1986, by A. C. Surpee, as Vice President of Florida Title Group, Inc. Managing General Partner of THE PLANTATION DEVELOPERS, a Florida general partnership.

[Signature]
Notary Public
My Commission Expires June 27, 1997

A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Sections 15, a portion of Section 16, a portion of the Joseph S. Sanchez Grant, Section 43, all of the Francis X. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly line of said Government Lot 6, Section 10, with the Westerly right of way line of State Road A-1-A and/or State Road 203 (also known as the Ponte Vedra Bypass Road); thence South 25°44'20" East along said Westerly right of way line, 1384.50 feet to the point of curvature of a curve to the left; thence Southeasterly continuing along said Westerly right of way line and along the arc of a curve concave Northeasterly and having a radius of 2010.08 feet an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 38°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'48" East, continuing along said Westerly right of way line of State Road A-1-A, 374.89 feet to the Easterly line of said Government Lot 10, Section 15; thence South 01°31'29" East, along last said line and the Easterly line of said Government Lot 14, Section 10, 643.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northerly line of said Section 45, 670.48 feet to the Westerly line thereof; thence Southeasterly along the Westerly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'40" East, 178.64 feet; Course No. 2 - South 41°25'28" East, 450.96 feet; Course No. 3 - South 41°31'10" East, 440.26 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the Westerly line of the Moses E. Levy Grant, Section 45, 626.89 feet; thence South 39°25'56" East along said Westerly line of Section 45, 563.22 feet to the Westerly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°59'16" East, along last said line 1037.49 feet to the Northerly right of way line of Mickler Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northerly right of way line of said Mickler Road run the following five courses and distances: Course No. 1 - South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easterly prolongation of the Southerly line of the said Joseph S. Sanchez Grant, Section 43; thence North 85°53'26" West, along the last said line and along the line dividing said Section 43 and said Section 15 a distance of 1753.75 feet to an intersection with the arc of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 7334.55 feet, an arc distance of 76.46 feet, said arc being subtended by a chord bearing and distance of North 33°28'54" West, 76.46 feet to the point of tangency of said curve; thence North 33°10'58" West, 2628.75 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 1230.97 feet, an arc distance of 566.37 feet, said arc being subtended by a chord bearing and distance of North 20°00'07" West, 561.39 feet to the point of tangency of said curve; thence North 06°49'15" West, 910.90 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East, and aforesaid Section 16; thence North 87°25'45" East, along last said line and the Southerly line of those lands described and recorded in Official Records Volume 237, Page 773 of the Public Records of said County, 69' 33 feet to the corner common to said Sections 9, 10, 16 and the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the Westerly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.26 feet to the Northwesterly corner of aforesaid Government Lot 12, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 12, 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the Westerly line of said Government Lot 6, 1326.32 feet to the Northwesterly corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, 1221.49 feet to the POINT OF BEGINNING.

Containing 612.79 acres, more or less.

1,312 acres, more or less, of land in Palm Valley, St. Johns County, Florida, located and bounded as shown on the map by H. A. Durden & Associates, Inc., dated August 9, 1973, and attached as EXHIBIT A hereto below, comprising all or parts of Lots 6, 7, 10, 11, 12, 13 and 14 of Section 10, Lots 1, 2, 4 and 7 of Section 15; Section 16, Lots 2, 3 and 4 of Section 22, Section 41, Section 42, Section 43, Section 44, Section 48 and Section 54 of Township 4 South, Range 29 East, St. Johns County, Florida and described by courses and distances as follows:

BEGINNING at the point where the Northerly line of Lot 6 meets the Southwesterly right-of-way line of U. S. Highway A-1-A (known also as State Road 203 and Ponte Vedra Bypass Road);

thence (1) Southeasterly along said Southwesterly right-of-way line, 2,700 feet, more or less, to the Easterly line of Lot 10 of Section 10;

thence (2) Southerly along the Easterly lines of Lots 10 and 14 of said Section 10, 600 feet, more or less, to the Northerly line of Section 45 (the Moses E. Levy Grant);

thence (3) along the meanders of said Section 45, (a) Southwesterly, 650 feet, (b) Southeasterly 200 feet, and (c) Southeasterly, another 900 feet to the Northeast corner of Section 15;

thence (4) Southeasterly along further meanders of Section 45, (a) 600 feet, and (b) 900 feet, more or less, to the corner common to Sections 45, 71, 73 and Lot 1 of Section 15;

thence (5) Southerly along the line dividing said Section 73 and Lot 1 of Section 15, a distance of 650 feet, more or less, to the Northwesterly right-of-way line of a road known as Mickler Road;

thence (6) Southwesterly and Southerly along said Northwesterly right-of-way line of Mickler Road, 3,400 feet, more or less, to the Westerly line of Lot 7 of Section 15;

thence (7) Northerly along the Westerly line of Lots 4 and 7 of Section 15, 1,500 feet, more or less, to a point on the Easterly line of aforementioned Section 43;

thence (8) Southwesterly along said Easterly line of Section 43, 1,000 feet, more or less, to the Southeast corner of said Section 43;

thence (9) Westerly along the Southerly line of said Section 43, 2,000 feet, more or less, to the corner common to aforementioned Sections 15, 41 and 43;

thence (10) Southerly along the line dividing said Sections 15 and 41, 1,700 feet, more or less, to the corner common to aforesaid Sections 15, 22 and 41,

thence (11) Easterly along the Northerly line of aforementioned Lot 2, Section 22, 1,100 feet, more or less, to the Westerly right-of-way line of State Road No. 210 (also known as the Old Palm Valley Road);

thence (12) Southerly and Southwesterly along said right-of-way line of State Road 210, 6,800 feet, more or less, to the Easterly right-of-way line of Roscoe Boulevard, State Road S-210-A;

thence (13) Northwesterly along said Easterly right-of-way line of Roscoe Boulevard, 2,000 feet, more or less, to the West line of aforementioned Section 54;

thence (14) Northerly along said West line of Section 54, 1,400 feet, more or less, to the corner common to Sections 49, 51 and 54;

thence (15) Easterly along the North line of said Section 54, 1,360 feet, more or less, to the corner common to aforesaid Sections 22, 49 and 54;

thence (16) Northerly along the West line of aforesaid Lot 3, Section 22, 1,335 feet, more or less, to the corner common to aforesaid Sections 22, 41 and 49;

thence (17) Westerly along the South line of said Section 41, 1,500 feet, more or less, to the Southeasterly corner of Palm Valley Gardens, Unit 2;

thence (18) Northwesterly and Northerly along the Easterly line of said Palm Valley Gardens, Unit 2, 6,130 feet, more or less;

thence (19) Southwesterly along the Southerly line of Tract 1 of Palm Valley Gardens, Unit 2, 726 feet to the Easterly right-of-way line of Roscoe Boulevard (also known as State Road No. S-210-A);

thence (20) Northwesterly along the Easterly right-of-way line of said Roscoe Boulevard, 462.3 feet;

thence (21) Easterly along the Northern line of aforementioned Tract 1 of Palm Valley Gardens, Unit 2, 739.2 feet to the Northerly prolongation of course (18) above;

thence (22) Easterly along the Southerly line of those lands described in deed book 149 at page 23 of the public records of St. Johns County, Florida, 776 feet, more or less, to the Southeasterly corner of said lands described in deed book 149 at page 23;

thence (23) Northerly along the Easterly line of said lands described in deed book 149 at page 23, 2,040 feet, more or less, to the Northerly line of Section 42 referred to above;

thence (24) Easterly along said Northerly line of Section 42, 810 feet, more or less, to the corner common to Sections 9, 40 and 42;

thence (25) Southeasterly through said Section 42, 1,700 feet, more or less, to the corner common to aforementioned Sections 9, 16 and 42;

thence (26) Easterly along the Northerly line of the aforesaid Section 16, 1,300 feet, more or less, to the corner common to aforesaid Sections 9, 10, 16 and 44;

thence (27) Northerly along the Westerly line of Section 10, 2,640 feet, more or less, to the Northwesterly corner of Lot 12 of Section 10;

thence (28) Easterly along the Northerly line of said Lot 12, 1,320 feet, more or less, to the Southwesterly corner of Lot 6 of said Section 10;

thence (29) Northerly along the Westerly line of said Lot 6, 1,320 feet, more or less, to the Northwesterly corner of said Lot 6; and

thence (30) Easterly along the Northerly line of said Lot 6, 1,200 feet, more or less, to the point of BEGINNING.

Less and Except the following Described land:

A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Sections 15, a portion of Section 16, a portion of the Joseph S. Sanchez Grant, Section 43, all of the Francis X. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly line of said Government Lot 6, Section 10, with the Westerly right of way line of State Road A-1-A and/or State Road 203 (also known as the Ponte Vedra Bypass Road); thence South 25°44'20" East along said Westerly right of way line, 1384.50 feet to the point of curvature of a curve to the left; thence Southeasterly continuing along said Westerly right of way line and along the arc of a curve concave Northeasterly and having a radius of 2010.08 feet an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 38°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'48" East, continuing along said Westerly right of way line of State Road A-1-A, 374.89 feet to the Easterly line of said Government Lot 10, Section 15; thence South 01°31'29" East, along last said line and the Easterly line of said Government Lot 14, Section 10, 643.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northerly line of said Section 45, 670.48 feet to the Westerly line thereof; thence Southeasterly along the Westerly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'40" East, 178.64 feet; Course No. 2 - South 41°25'28" East, 450.96 feet; Course No. 3 - South 41°31'10" East, 140.36 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the Westerly line of the Moses E. Levy Grant, Section 45, 626.89 feet; thence South 39°25'56" East along said Westerly line of Section 45, 563.22 feet to the Westerly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°59'16" East, along last said line 1037.49 feet to the Northerly right of way line of Mickler Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northerly right of way line of said Mickler Road run the following five courses and distances: Course No. 1 - South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easterly prolongation of the Southerly line of the said Joseph S. Sanchez Grant, Section 43; thence North 85°53'26" West, along the last said line and along the line dividing said Section 43 and said Section 15 a distance of 1753.75 feet to an intersection with the arc of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 7334.55 feet, an arc distance of 76.46 feet, said arc being subtended by a chord bearing and distance of North 33°28'54" West, 76.46 feet to the point of tangency of said curve; thence North 33°10'58" West, 2628.75 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 1230.97 feet, an arc distance of 566.37 feet, said arc being subtended by a chord bearing and distance of North 20°00'07" West, 561.39 feet to the point of tangency of said curve; thence North 06°49'15" West, 910.90 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East, and aforesaid Section 16; thence North 87°25'45" East, along last said line and the Southerly line of those lands described and recorded in Official Records Volume 237, Page 773 of the Public Records of said County, 29 33 feet to the corner common to said Sections 9, 10, 16 and the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the Westerly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.26 feet to the Northwesterly corner of aforesaid Government Lot 12, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 12, 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the Westerly line of said Government Lot 6, 1326.32 feet to the Northwesterly corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, 1221.49 feet to the POINT OF BEGINNING.

Containing 612.79 acres, more or less.

ALSO LESS AND EXCEPT the lands described in Deed from Landvest, LTD. to Stockton Land Corporation dated March 20, 1980 and recorded in Official Records Book 528, page 515, public records of St. Johns County, Florida.

ALSO LESS AND EXCEPT the lands described in Warranty Deed recorded in Official Records Book 674, page 109, and in Official Records Book 674, page 111, public records of St. Johns County, Florida.

TOGETHER WITH:

PARCEL B:

3.6 acres, more or less, of land in Palm Valley, St. Johns County, Florida, located and bounded as shown on the map by H. A. Durden & Associates, Inc., dated August 9, 1973, and attached as EXHIBIT A hereto below, comprising Lots 3, 4, 5 and 6, East Coast Canal Estates, Unit 2, as recorded in Map Book 5, Page 63 of the Public Records of St. Johns County, Florida, being in Township 4 South, Range 29 East, St. Johns County, Florida and described by courses and distances as follows:

BEGINNING at a point on the Westerly side of Roscoe Boulevard (also known as State Road No. S-210-A), which point is across said Boulevard from course (20) of PARCEL I as described above and defined to be the Northeast corner of Lot 3 of said East Coast Canal Estates, Unit 2;

thence (1) Southeasterly along the Easterly lines of Lots 3, 4, 5 and 6 of said East Coast Canal Estates, Unit 2, 400 feet, more or less, to the Southeast corner of said Lot 6;

thence (2) Southwesterly along the Southerly line of said Lot 6, 450 feet, more or less, to the Southwest corner of said Lot 6;

thence (3) Northwesterly along the Westerly lines of said Lots 3, 4, 5 and 6, also being the Easterly line of the Intracoastal Waterway, 400 feet, more or less, to the Northwest corner of said Lot 3; and

thence (4) Northeasterly along the Northerly line of said Lot 3, 450 feet, more or less, to the point of BEGINNING

Tract II (cont.)

PARCEL C:

Starting at the northeast corner of Ben Chaires Grant, Section Fifty-one (51), Township Four (4) South, Range Twenty-nine (29) East;

thence West on Grant line, eight hundred sixty (860) feet to concrete monument on the right of way line of Florida East Coast Canal;

thence South twenty-six (26) degrees forty-three (43) minutes East; two thousand eleven (2011) feet on said right of way line to a stake for a starting point of this survey;

thence North Sixty-three (63) degrees seventeen (17) minutes East two hundred thirty-five (235) feet to the West right of way line of County Road and the Northeast corner of said land;

thence South on the West line of County Road right of way, two hundred (200) feet to a stake;

thence south sixty-three (63) degrees seventeen (17) minutes West, two hundred thirty-five (235) feet to the southwest corner of said land;

thence North twenty-six (26) degrees forty-three (43) minutes West, two hundred (200) feet along the right of way line of Florida East Coast Canal to point of beginning.

Said land is a part of Ben Chaires Grant, Section

Tract II (cont.)

Fifty-one (51), and a part of Pedro Mestre Donation, Section Fifty-four (54), Township Four (4) South, Range Twenty-nine (29) East, in St. Johns County, Florida.

PARCEL D:

Starting at the northeast corner of Ben Chaires Grant, Section Fifty-one (51), Township Four (4) South, Range Twenty-nine (29) East;

thence West on Grant line, eight hundred sixty (860) feet to concrete monument on the right of way line of Florida East Coast Canal;

thence South twenty-six (26) degrees forty-three (43) minutes East, eighteen hundred eleven (1811) feet on said right of way line to a stake for a starting point of this survey;

thence North sixty-three (63) degrees seventeen (17) minutes East, two hundred thirty-five (235) feet to the West right of way line of County Road and the northeast corner of said land;

thence southerly on the West line of County Road right of way, two hundred (200) feet to a stake;

thence South sixty-three (63) degrees seventeen (17) minutes West, two hundred thirty-five (235) feet to the southwest corner of said land;

Tract II. (cont.)

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thence North twenty-six (26) degrees forty-three (43) minutes West, two hundred (200) feet along the right of way line of Florida East Coast Canal to point of beginning.

Said land is a part of Ben Chaires Grant, Section Fifty-one (51) and a part of Pedro Mestre Donation, Section Fifty-four (54), Township Four (4) South, Range Twenty-nine (29) East, in St. Johns County, Florida.

SUBJECT TO: Right-of-Way of State Road 210-A.

Less and except the lands described in Deed from Landvest, LTD. to Stockton Land Corporation dated March 20, 1980 and recorded in Official Records Book 528, page 515, public records of St. Johns County, Florida.

VERIFIED BY
CW

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHN COUNTY, FLA.

1986 AUG 18 PM 1:50

Paul "Bud" Markel
CLERK OF CIRCUIT COURT