

PREPARED BY AND RETURN TO:
GRAN LAKE OWNERS ASSOCIATION, INC
414 OLD HARD ROAD, SUITE 502
FLEMING ISLAND, FLORIDA 32003

DECLARATION OF COVENANTS AND RESTRICTIONS

FOR

GRAN LAKE

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FOR GRAN LAKE**

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**DECLARATION OF
COVENANTS AND RESTRICTIONS FOR GRAN LAKE**

THIS DECLARATION is made this 30th day of September, 2015, by **GRAN LAKE, INC.**, a Florida corporation (the "Developer"), which declares that the real property owned by the Developer, which is described on Exhibit "A" attached hereto and made a part hereof, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, liens and all other matters set forth in this Declaration which shall be deemed to be covenants running with the title to the Property, as such term is defined by Section 2.8 hereof, and shall be binding upon the Developer, the Association and all parties having or acquiring any right, title or interest in the Property or any part thereof.

ARTICLE I
MUTUALITY OF BENEFIT AND OBLIGATION

Section 1.1 **Mutuality**. The covenants, restrictions, and agreements set forth in this Declaration are made for the mutual and reciprocal benefit of every parcel within the Property, and are intended to create mutual equitable servitudes upon each such parcel in favor of the other parcels, to create reciprocal rights among the respective Owners, and to create privity of contract and an estate between the grantees of each and every parcel within the Property, their heirs, successors and assigns.

Section 1.2 **Benefits and Burdens**. Every person who is an Owner does by reason of taking title to land located within the Property agree to all the terms and provisions of this Declaration and shall be entitled to its benefits and subject to its burdens.

Section 1.3 **Interpretation**. The provisions of this Declaration as well as those of the Articles, Bylaws and any rules and regulations of the Association shall be interpreted by the Board. Any such interpretation of the Board which is rendered in good faith shall be final, binding and conclusive if the Board receives a written opinion of legal counsel to the Association, or the counsel having drafted this Declaration or other applicable document, that the interpretation is not unreasonable, which opinion may be rendered before or after the interpretation is adopted by the Board. Notwithstanding any rule of law to the contrary, the provisions of this Declaration and the Articles, Bylaws and the Rules and Regulations of the Association shall be liberally construed so as to effectuate the purposes herein expressed with respect to the efficient operation of the Association and the Property, the preservation of the values of the Lots and the protection of Developer's rights, benefits and privileges herein contemplated.

ARTICLE II
DEFINITIONS

The following words, when used in this Declaration shall have the following meanings:

Section 2.1 **Association.** Gran Lake Owners Association, Inc., a Florida corporation not-for-profit. This is the Declaration to which the Amended and Restated Articles of Incorporation (the "Articles") attached hereto as Exhibit "B", and Bylaws (the "Bylaws"), attached hereto as Exhibit "C", of the Association make reference.

Section 2.2 **Board.** The Board of Directors of the Association.

Section 2.3 **Common Area.** All real property (including easements, licenses and rights to use real property) and personal property located within or adjacent to the Property, if any, which is owned by the Developer, or by the Association, and which the Developer has designated for the common use of the Owners by reference thereto in this Section 2.3, or by recording a Supplementary Declaration, pursuant to the terms of Section 4.3 hereof or by the terms of a recorded plat of all or portions of the Property. The Common Area initially designated by the Developer shall consist of the real property (and interests therein) more particularly described on Exhibit "D" attached hereto and made a part hereof together with all improvements constructed therein by Developer, but not owned or maintained by a public or private utility company.

Section 2.4 **Developer.** Gran Lake, Inc. and its successors and such of its assigns as to which the rights of the Developer hereunder are specifically assigned. Developer may assign all or only a portion of such rights in connection with portions of the Property. In the event of such a partial assignment, the assignee may exercise such rights of the Developer as are specifically assigned to it. Any such assignment may be made on a non-exclusive basis. Reference in this Declaration to Gran Lake, Inc. as the Developer of the Property is not intended and shall not be construed, to impose upon Gran Lake, Inc. any obligations, legal or otherwise, for the acts or omissions of third parties who purchase lots or parcels within the Property from Gran Lake, Inc. and develop and resell the same.

Section 2.5 **Limited Common Area.** The Limited Common Area of a Lot shall consist of the portion of the Property between the front or side Lot line and the nearest edge of the paved road surface (as it may exist from time to time) and, with respect to any Lots having a common boundary with a tract constituting a lake or water body, the Limited Common Area shall consist of the portion of the Property between the rear or side Lot line and the water's edge of the lake or water body (as it may exist from time to time). Any question concerning the boundary of a limited common area shall be determined by the Board of the Association.

Section 2.6 **Lot.** Each platted lot located within the Property which is designated by the Developer by recorded covenant or deed restriction, for single family residential use. No Lot shall include any portion of the Common Area owned in fee simple by the Association.

Section 2.7 **Member's Permittees.** "Member's Permittees" shall mean and refer to the following persons and such persons' families (provided that the Owner or other permitted occupant must reside with his/her family): (i) an individual Owner(s), (ii) an officer, director, stockholder or employee of a corporate owner, (iii) a partner in or employee of a partnership owner, (iv) a fiduciary or beneficiary of an ownership in trust, or (v) occupants named or described in a lease or sublease, but only if approved in accordance with this Declaration. As used herein, "family" or words of similar import shall be deemed to include a spouse, children,

parents, brothers, sisters, grandchildren and other persons permanently cohabiting the Unit as or together with the Owner or permitted occupant thereof. As used herein, "guest" or words of similar import shall include only those persons who have a principal residence other than the Unit.

Section 2.8 **Owner.** The record owner or owners of any Lot.

Section 2.9 **Plat.** "Plat" shall mean and refer to the recorded survey of any portion of the Property which is made and recorded in accordance with Chapter 177, Florida Statutes.

Section 2.10 **Planned Unit Development.** The planned unit development zoning for the Property approved by St. Johns County, Florida, as may be amended from time to time.

Section 2.11 **Property.** The real property described on the attached Exhibit "A" and such additions and deletions thereto as may be made in accordance with the provisions of Sections 3.2 and 3.3 of this Declaration.

Section 2.12 **Residential Dwelling Unit.** Any improved portion of the Property located within a Lot and intended for use as a residential dwelling.

Section 2.13 **Stormwater Management System.** A system which is designed and constructed or implemented within the Property to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted by St. Johns River Water Management District ("District" or "SJRWMD") Permit No. IND-109-105269-5 pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C. or regulations of similar import.

ARTICLE III **PROPERTY SUBJECT TO THIS DECLARATION:** **ADDITIONS AND DELETIONS**

Section 3.1 **No Implied Extension of Covenants.** Each Owner, by becoming an Owner, shall be deemed to have agreed that (a) the Property described on Exhibit "A" and such additional property as may be annexed pursuant to Section 3.2 hereof shall be the only Property subject to this Declaration, (b) that nothing contained in this Declaration or in any recorded or unrecorded plat, map, picture, drawing, brochure or other representation of a scheme of development, shall be construed as subjecting, or requiring the Developer to subject any other property now or hereafter owned by the Developer to this Declaration, and (c) that the only manner in which additional land may be subjected to this Declaration is by the procedure set forth in Section 3.2 hereof.

Section 3.2 **Additional Lands.** Developer may, but shall not be obligated to, subject additional land to this Declaration (or to the assessment provisions of this Declaration) from time to time provided only that (a) any additional land subjected to this Declaration (or its assessment provisions) shall be contiguous to the Property then subject to this Declaration (for purposes of this

Section 3.2, property separated only by public or private roads, water bodies or open space shall be deemed contiguous), and (b) the Owners of property within additional lands made subject to this Declaration (or its assessment provisions) shall be and become subject to this Declaration (or its assessment provisions), and shall be responsible for their pro rata share of common expenses for which assessments may be levied pursuant to the terms of Article VI of this Declaration. Addition of lands to this Declaration shall be made and evidenced by filing in the public records of St Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be added. Developer reserves the right to supplement this Declaration to add land to the scheme of this Declaration (or its assessment provisions) pursuant to the foregoing provisions without the consent or joinder of any Owner or mortgagee of land within the Property.

Section 3.3 **Withdrawal of Lands.** With the consent and joinder of Owners holding a majority of the votes in the Association, the Developer may, but shall have no obligation to, withdraw at any time, or from time to time, portions of the Property from the terms and effect of this Declaration. Upon the Developer's request, the consent and joinder of each and every Owner to such withdrawal shall not be unreasonably withheld. The withdrawal of lands as aforesaid shall be made and evidenced by filing in the public records of St Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be withdrawn.

ARTICLE IV **COMMON AREA RIGHTS**

Section 4.1 **Conveyance of Common Area.** Developer agrees that all of the Common Area owned by Developer shall be conveyed or assigned to the Association, subject to covenants, easements, restrictions and other matters of record, on or before the date which is one hundred twenty (120) days after the Developer shall no longer own any Lot, if not earlier conveyed or assigned, and the Association shall accept such conveyance or assignment. Upon the recordation of any deed or deeds or plat conveying Common Area to the Association, the Association shall be conclusively deemed to have accepted the conveyance evidenced by such deed or deeds or plat.

Section 4.2 **Owners' Easement of Enjoyment.** Each Owner shall have a nonexclusive, perpetual right and easement of enjoyment in and to the Common Area for its intended purpose, which shall be appurtenant to, and shall pass with, the title to the land of such Owner, subject to the following:

- (a) The right of the owner of the Common Area, with the consent of the Developer (if different from such owner) to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility;
- (b) All provisions of this Declaration, any plat of all or any parts of the Property, and all applicable governmental restrictions;
- (c) Reasonable rules and regulations governing use and enjoyment of the Common Area adopted by the Developer or the Association;

(d) The right of the Association to charge reasonable admission charges for the use of specific portions of the Common Area by Owners and other parties;

(e) The rights of the Developer under Section 4.3 to add to or withdraw land from the Common Area;

(f) Easements, restrictions, agreements and other matters of record.

The foregoing easement of enjoyment in favor of the Owners shall not be construed to create or imply any other easements or rights not expressly created by this Declaration, it being the intent hereof to limit the Owners' rights of use of specific portions of the Common Area to only the intended purposes of such portions of the Common Area. For example, the creation of each Owner's right to drain such Owner's property into the portions of the Common Area included within the Stormwater Management System, does not create any right of access by any Owner to such portions of the Common Area over any other Owner's property or other privately owned portions of the Property.

Section 4.3 **Right of the Developer to Designate Property as Common Area or to Withdraw Property from the Common Area.** Notwithstanding anything to the contrary contained in this Declaration, the Developer shall have the right, in its sole discretion, to designate land, easements, use rights and personal property owned by the Developer as Common Area, provided only that such land shall be located within the Property or contiguous to the Property (for purposes of this Section 4.3, property separated only by public or private roads, water bodies or open space shall be deemed contiguous). For so long as the Developer shall own any portion of the Property, the Developer may, at any time, withdraw, or cause to be withdrawn, land from the Common Area in the Developer's sole discretion. The prior sentence notwithstanding, in the event such withdrawal of Common Area shall materially and adversely affect any Lot or materially and adversely affect access, visibility, or drainage to or from any Lot, the Developer shall not have the right to withdraw such Common Area without the consent and joinder of the Owner of the Lot which is so affected. Addition of land to and withdrawal of land from the Common Area shall be evidenced by recording a Supplementary Declaration in the public records of St Johns County, Florida, which shall specifically reference such addition or withdrawal. Withdrawal of land from the Common Area by the Developer shall terminate any and all easements and rights of use of the Owners in such land. No land owned by the Developer shall be deemed to be Common Area unless such land is expressly referenced as such under Section 2.3 hereof, or subsequently designated as such by the Developer pursuant to Section 2.3 hereof and this Section 4.3, even if the Developer consents or acquiesces to the use of such land by the Owners. In the event any land, easements, use rights, or personal property owned by the Association shall be withdrawn from the Common Area pursuant to this Section 4.3, upon the Developer's written request, the Association shall promptly execute and deliver to the Developer any and all deeds, bills of sale, assignments or other conveyance documents as may be necessary or appropriate to effectuate the withdrawal of such Common Area.

Section 4.4 **Maintenance of Common Area and Compliance with Applicable Permits.** The Association shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Area and any improvements and landscaping

(except utilities owned and maintained by public or private utility companies providing water, sewer, electrical, fire protection, cable television, telephone, gas, or similar utilities to the Property, or any portion thereof) situated on the Common Area, if any, including without limitation fencing located within any Common Area, the entry feature and wall system, street lights and other lighting privately installed and not maintained by FPL and landscaping along any publicly dedicated road as determined by the Board from time to time. All maintenance obligations of the Association shall be performed as ordered by the Board of the Association, and all or any portion of the cost of such maintenance incurred by the Association pursuant to this Section 4.4, shall be a common expense of the Association to be collected and paid in the manner prescribed by this Declaration.

Section 4.5 Stormwater Management System.

(a) Blanket Easement. The plan for the development of the Property includes the construction of a Stormwater Management System, which may include, without limitation, retention lakes, swales, conduits, weirs, pipes, pumps, and berms across the rear of certain Lots and access easements to the Stormwater Management System as shown on the Plat. Developer hereby reserves for itself, its successors and assigns, and grants to the Association and its designees, a perpetual, nonexclusive easement over and across all areas of the Stormwater Management System for the drainage of stormwater from the Property. Portions of the Stormwater Management System are located entirely within Lots. The Association is hereby granted an easement over any Lots which is necessary or convenient for the Association to perform its maintenance obligations hereunder, provided however, such easement shall be released with respect to any portion of the Lots on which an approved improvement is constructed and located; except, however, that the Association retains the right to remove any fence within a Lot that is necessary or convenient for maintaining the Stormwater Management System, including the lakes.

(b) Maintenance Easement. The Association is granted a perpetual, nonexclusive easement for ingress and egress, at all reasonable times and in a reasonable manner, over and across the Stormwater Management System and over any portion of a Lot which is a part of the Stormwater Management System, or upon which a portion of the Stormwater Management System is located to operate, maintain, and repair the Stormwater Management System as required by the District permit. Such right expressly includes the right to cut any trees, bushes or shrubbery, to make any gradings of soil, construct or modify any berms placed along the rear of any Lots as part of the Stormwater Management System, or take any other action reasonably necessary, following which Developer or the Association shall restore the affected property to its original condition as nearly as practicable; provided, however, that Developer or the Association shall not be required to replace or repair fences, walks, structures, landscaping, or other improvements which are removed or damaged. Developer or the Association shall give reasonable notice of its intent to take such action to all affected Owners, unless, in the opinion of Developer or the Association, an emergency exists which precludes such notice. The right granted herein may be exercised at the sole option of Developer or the Association and shall not be construed to obligate Developer or the Association to take any affirmative action in connection therewith. The Owners of Lots adjacent to or containing a portion of the retention areas are granted a perpetual, nonexclusive easement for ingress and

egress over and across the Stormwater Management System for the purpose of providing maintenance and erosion control to the embankments of such retention areas.

(c) Maintenance. Except as specifically set forth herein to the contrary, the Association shall be responsible for the maintenance, operation, and repair of the Stormwater Management System. Such maintenance shall include the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance, or other capabilities in accordance with all the permits, statutes, rules, and regulations pertaining to surface water management, drainage, and water quality promulgated by the District, Florida Department of Environmental Protection, and all other local, state and federal authorities having jurisdiction. Maintenance of the Stormwater Management System shall mean the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance and other stormwater management capabilities as permitted by the District.

The Association shall maintain and control the water level and quality of the Stormwater Management System; the bottoms of any retention lakes or drainage easements which retain or hold stormwater on a regular basis. The Association shall have the power, as may be required by any applicable governmental entity, to control and eradicate plants, fowl, reptiles, animals, fish, and fungi in and on any portion of the retention lakes or drainage easements. The Owners of Lots adjacent to or containing any portion of the Stormwater System, shall maintain all shoreline vegetation and the grade and contour of all embankments to the water's edge (as it may rise and fall from time to time) irrespective of ownership of such land, keep the grass, plantings, and other lateral support of the embankments in a clean and safe manner and to prevent erosion and shall remove trash and debris as it may accumulate in the System, from time to time. Maintenance of the Stormwater Management System shall mean the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance or other surface water capabilities as permitted by the District. Any repair or reconstruction of the Stormwater Management System shall be consistent with the Permit as originally issued or any modification that may be approved by the District. In order to provide adequate assurance that the Stormwater Management System will adequately function, the following maintenance procedures shall be followed:

- (i) The Association shall inspect or cause to be inspected all inlets and control structures for vandalism, deterioration or accumulation of sand and debris.
- (ii) The Association shall assure that all debris or sand shall be removed from the inlets and control structures and any orifice system.
- (iii) The Association shall inspect and repair or cause to be inspected and repaired all skimmer boards around control structures as necessary.

(d) Improvements. No docks, bulkheads, or other structures, permanent or temporary, shall be constructed on, over, or under any portion of the Stormwater Management System without the prior written consent of the Association and the approval of the Board or Developer, which consent or approval may be withheld for any reason. Any improvements to

the Stormwater Management System permitted by the Association and installed by the Owner shall be maintained by such Owner in accordance with the maintenance provisions of this Declaration. All improvements to the Stormwater Management System may also require the prior written approval of the District. After receiving the approval of the Board, Owner shall be solely liable for obtaining all governmental permits necessary or convenient to construct such Improvements.

(e) Use and Access. Developer and the Association shall have the right to adopt reasonable rules and regulations from time to time in connection with the use of the surface waters of any portion of the Stormwater Management System, and shall have the right to deny such use to any person who, in the opinion of Developer or the Association, may create or participate in a disturbance or nuisance on any part of the Stormwater Management System. The use of such surface waters by the Owners shall be subject to and limited by the rules and regulations of Developer and the Association, all permits issued by governmental authorities, and any rights granted to other persons pursuant to the rules and regulations of Developer and the Association. Only Developer and the Association shall have the right to pump or otherwise remove any water from any part of the Stormwater Management System for purposes of irrigation or any other use.

(f) Liability. NEITHER DEVELOPER NOR THE ASSOCIATION SHALL HAVE ANY LIABILITY WHATSOEVER TO OWNERS, GUESTS, TENANTS, OR INVITEES IN CONNECTION WITH THE RETENTION LAKES AND DRAINAGE EASEMENTS OR ANY PART OF THE STORMWATER MANAGEMENT SYSTEM. EACH OWNER, FOR ITSELF AND ITS GUESTS, TENANTS, OR INVITEES, RELEASES DEVELOPER AND THE ASSOCIATION FROM ANY LIABILITY IN CONNECTION THEREWITH.

NEITHER DEVELOPER, THE ASSOCIATION, NOR ANY OF THEIR SUCCESSORS, ASSIGNS, OFFICERS, DIRECTORS, BOARD MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (COLLECTIVELY, THE "LISTED PARTIES") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR LEVEL IN ANY LAKE, POND, RETENTION AREA, CANAL, CREEK, MARSH AREA, STREAM OR OTHER WATER BODY WITHIN OR ADJACENT TO THE PROPERTY, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY AN APPLICABLE GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR ENTITY AS REFERENCED HEREIN. FURTHER, ALL OWNERS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE AFORESAID AREAS SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF A DEED TO, OR USE OF, SUCH PROPERTY, TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FROM ALL LIABILITY RELATED TO ANY CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH BODIES.

Section 4.6 Easement for Maintenance, Access and Drainage Purposes. The Developer hereby grants to the Association and its successors, assigns, agents, and contractors, an easement in, on, over and upon those portions of the Property as may be reasonably necessary for

the purpose of maintaining the Common Area, or other portions of Property to be maintained by Association, in accordance with the requirements of this Declaration. The easements granted hereby shall not be exercised by any party in a manner which unreasonably interferes with the use, occupancy, or enjoyment of any improved portion of the Property. Further, in the event that any portion of the Property shall be damaged or altered in any way as the result of the exercise of the easement rights granted hereby, such portions of the Property shall be immediately restored to the condition that existed immediately prior to such damage or alteration by the party exercising such rights.

ARTICLE V

ARCHITECTURAL CONTROL

Section 5.1 **Architectural Review and Approval**. No landscaping, improvement or structure of any kind, including without limitation, any building, house, fence, wall, pool, spa, ornamental statute, flag pole, temporary or permanent basketball goal, trampoline, play structure, satellite dish, screen enclosure, sewer, drain, disposal system, landscape device or object, driveway or other improvement shall be commenced, erected, placed or maintained upon any Lot, or upon the Common Area, nor shall any addition, change or alteration therein or thereof be made, unless and until the plans, specifications and location of the same have been submitted to, and approved in writing by the Developer or the Developer's designee. All plans and specifications shall be evaluated as to visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation and as to specific conformance with Architectural Criteria, as such term is hereafter defined, which may be imposed from time to time by the Developer. All plans and specifications submitted for review shall be evaluated for total effect and may be disapproved by the Developer solely for aesthetic reasons, in the Developer's sole and absolute discretion. No approval of plans and specifications for improvements constructed upon any Lot shall be construed to establish precedent or otherwise obligate the Developer to approve applications involving similar designs proposed for other Lots. It shall be the burden of each Owner to supply two (2) sets of completed plans and specifications to the Developer and no plan or specification shall be deemed approved unless a written approval is granted by the Developer to the Owner submitting same. The Developer shall approve or disapprove plans and specifications properly submitted within thirty (30) days of each submission. Any change or modification to an approved plan shall not be deemed approved unless a written approval is granted by the Developer to the Owner submitting same.

Section 5.2 **Review Procedures**. The Developer shall have the following rights with respect to architectural review and approval conducted in accordance with this Article V:

(a) To promulgate, amend, eliminate or replace architectural criteria applicable to architectural review to be conducted by the Developer which shall be applicable to all or any portions of the Property (the "Architectural Criteria"). Notice of any amendment to the Architectural Criteria, which shall include a verbatim copy of such amendment, shall be delivered to each member of the Association. The delivery to each member of the Association of notice and a copy of any amendment to the Architectural Criteria shall not, however, constitute a

condition precedent to the effectiveness or validity of such amendment. It shall not be necessary for the Architectural Criteria, or any amendment thereto, to be recorded.

(b) To require submission of two (2) complete sets of all plans and specifications for any improvement or structure of any kind requiring review and approval pursuant to this Article V. The Developer may also require submission of samples of building materials proposed for use on any Lot, and may require tree surveys to show the effect of the proposed improvements on existing tree cover, and such additional information as reasonably may be necessary for the Developer to completely evaluate the proposed structure or improvement in accordance with this Declaration and applicable Architectural Criteria.

(c) To approve or disapprove in accordance with the provisions of this Article V, any improvements or structures of any kind, or any change or modification thereto, the construction, erection, performance or placement of which is proposed upon any Lot, and to approve or disapprove any exterior additions, changes, modifications or alterations therein or thereon.

(d) To adopt a schedule of reasonable fees for processing requests for architectural approval of proposed improvements. Such fees, if any, shall be payable to the Association, in cash, at the time that plans and specifications are submitted to the Developer.

(e) To require each Owner to deposit a reasonable sum (the "Construction Deposit") with the Association to secure such Owner's compliance with the terms of this Declaration and all plans and specifications approved in accordance with this Article V.

(f) To assign to the Association, all or any portion of Developer's rights of architectural review as reserved by this Article V.

Section 5.3 **Variance**. The Developer, in its sole and absolute discretion, may (but shall not be obligated to) authorize variances from compliance with any architectural provisions of this Declaration or applicable Architectural Criteria when deemed appropriate by Developer, such as, without limitation, topography, natural obstructions, hardships, or aesthetic or environmental considerations require same. Such a variance must be evidenced by a document signed by an authorized representative of the Developer and no such variance shall be deemed approved or otherwise implied unless and until such written evidence shall have been delivered to the applicable Owner. If such a variance is granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matters for which the variance is granted. The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and particular provisions of this Declaration or applicable Architectural Criteria covered by the variance, nor shall it affect in any way an Owner's obligation to comply with all governmental laws and regulations, including but not limited to, zoning ordinances and setback lines or requirements imposed by any governmental or municipal authority.

Section 5.4 **Assignment.** The Developer reserves the right to assign its reserved rights under this Article V, in whole or in part, to the Association, who upon such assignment shall automatically assume all of the Developer's obligations under this Article V with respect to the rights assigned. Upon such assignment, the Association shall be authorized to form an Architectural Review Board ("ARB"), who shall serve at the pleasure of the Association's Board. The ARB shall thereafter be authorized to exercise all rights of architectural control that are assigned by the Developer to the Association and authorized by this Article V.

Section 5.5 **Limited Liability.** In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from the Developer as contemplated by this Article V, the Developer, the ARB and the Association shall not be liable to any Owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Owner or such other person and arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, permissions, consents or required approvals, whether given, granted or withheld by the Developer, the ARB or the Association.

ARTICLE VI **COVENANTS FOR MAINTENANCE ASSESSMENTS**

Section 6.1 **Creation of the Lien and Personal Obligation of Assessments.** Each Owner of a Lot within the Property hereby covenants, and by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual and special assessments established and levied pursuant to the terms of this Declaration. All such assessments, together with interest thereon from the due date at the highest lawful rate and costs of collection thereof (including reasonable attorneys' fees), shall be a charge and continuing lien upon each Lot against which each such assessment is made, and shall also be the personal obligation of the Owner. No Owner may avoid liability for the assessments by waiver of rights to use, or by non-use of, the Common Areas or by abandonment.

Section 6.2 **Purpose of Assessments.**

(a) The annual assessments levied by the Association against all Owners shall be used for the purposes of management and accounting fees, taxes, insurance, and utility charges relating to the Common Area, to fund the obligations of the Association set forth in Article IV, and for all other purposes reasonably contemplated by this Declaration, the Articles, the Bylaws, or any cost sharing or similar agreement to which the Association is or may become a party. Assessments shall also be used for the maintenance and repair of the surface water or Stormwater Management System including, but not limited to, work within retention areas, drainage structures, and drainage easements. Further, such annual assessments may be levied to fund reasonable reserves for deferred maintenance of, or non-recurring expenses related to, the Common Area including, without limitation, the Stormwater Management System. The maintenance responsibilities of the Association payable through assessment of the Owners shall specifically include, but not be limited to, the perpetual maintenance of all retention ponds, drainage swales, and all other drainage and stormwater management structures and improvements. Assessments collected by the Association to

fund reserves shall be separately accounted for, it being the requirement of this Declaration that such funds shall be used exclusively for deferred maintenance of, or non-recurring expenses related to, the Common Area including the Stormwater Management System.

(b) The Board may levy special assessments for any purpose relating to permissible or required activities of the Association pursuant to this Declaration, the Articles, or any cost sharing or similar agreement to which the Association is or may become a party. Special assessments shall be allocated among the Owners as provided in Section 6.3 hereof.

Section 6.3 Calculation and Collection of Assessments. Annual assessments shall be established by the Board based upon an annual budget. Each Owner's pro rata share of the total annual assessment or any special assessment shall be based upon the following calculations:

(a) Owners of Lots shall pay a pro rata share of annual and special assessments based upon assessment equivalents allocated among the Owners as provided in subparagraph (b) hereof (the "Assessment Equivalents"). Except as hereafter provided, the annual assessment amount allocated to each Assessment Equivalent is hereby established to be, and shall not exceed, One Thousand Five Hundred Dollars (\$1500.00) per Assessment Equivalent. From and after December 31, 2015, such amount may be decreased, or increased by an amount not to exceed ten percent (10%) of the prior annual assessment amount per Assessment Equivalent, such annual increases to be cumulative and self-operative. Further, by a vote of not less than three-fifths of the members of the Board, the foregoing assessment amount per Assessment Equivalent may be increased above the ten percent (10%) limitation set forth in this Section 6.3. The total amount of each special assessment shall be divided by the total Assessment Equivalents attributable to Property as of the date of authorization of such special assessment by the Board.

(b) The share of the total annual assessment and any special assessments imposed by the Board pursuant to this Declaration shall be allocated among the Owners on the basis of one (1) Assessment Equivalent per Lot.

(c) The assessment obligations of each Owner other than the Developer shall commence upon the conveyance of the Lot by Developer. Annual assessments shall be collectable in advance on a periodic basis as established by the Board from time to time. Special assessments shall be collectable in advance in the manner established by the Board at the time such special assessments are authorized.

Section 6.4 Effect of Non-Payment of Assessment: Lien, Personal Obligation, and Remedies of Association. The lien of the Association shall be effective from and after recording in the public records of St Johns County, Florida, a claim of lien stating the description of the Lot encumbered thereby, the name of the Owner, the amount and the due date. Such claim of lien shall include assessments which are due and payable when the claim of lien is recorded as well as assessments which may accrue thereafter, plus interest, costs, attorneys' fees, advances to pay taxes and prior encumbrances and interest thereon, all as above provided. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record, and the affected Owner shall pay the cost of such satisfaction. If the assessment is not paid within fifteen (15) days after the due date, the assessment shall bear interest from the due date at the highest lawful rate, and the Association

may at any time thereafter bring an action to enforce the lien authorized hereby by appropriate foreclosure proceedings and/or a suit on the personal obligation against the Owner. In the event the Association shall fail to bring such an action for collection of such delinquent assessment within thirty (30) days following receipt of written notice from any Owner demanding that such proceedings be commenced, such Owner shall be authorized to institute such proceedings. There shall be added to the amount of such delinquent assessment the costs of collection incurred by the Association, or such Owner, which shall specifically include without limitation reasonable attorneys' fees for trial and appeal. Upon receipt of a written request therefor from any Owner, the Association shall provide such Owner with a written statement of all assessments and other charges due or to become due from such Owner to the Association, which shall be binding on the Association through the date indicated on the Association's written statement.

Section 6.5 **Subordination of Lien to Mortgages.** The lien provided for by this Declaration shall be subordinate to the lien of any first mortgage perfected by recording prior to the recording of the claim of lien. Such subordination shall apply only to the assessments which have become due and payable prior to the recording of a certificate of sale following a judicial foreclosure of a first mortgage. In the event of a judicial foreclosure of a first mortgage, any person or entity obtaining title to the Lot, including but not limited to the first mortgagee, its successors and assigns, shall be liable for any unpaid assessments as provided under Chapter 720, F.S. and other Florida law. No sale or other transfer shall relieve any Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessments. A written statement of the Association that the lien is subordinate to a mortgage shall be dispositive of any question of subordination.

Section 6.6 **Developer's Assessments.** Notwithstanding any provision of this Declaration to the contrary, during the Development Period (as defined below) the Lots and other portions of the Property owned by the Developer shall not be subject to any annual or special assessments levied by the Association or to any lien for such assessments. During the Development Period, and in lieu of payment of any assessments to the Association, the Developer shall pay the balance of the actual operating expenses of the Association (excluding the cost of funding deferred maintenance and reserve accounts) remaining after the levying of and payment of assessments due from Owners other than the Developer pursuant to assessments levied by the Board pursuant to this Declaration (the "Operating Deficits"). The Developer shall be obligated to fund such Operating Deficits only as the expenses are actually incurred by the Association during the Development Period. The Development Period shall begin upon the conveyance of the first Lot in the Property to an Owner other than the Developer and shall continue until the first to occur of (i) the date that the Developer shall no longer have the right to appoint a majority of the Board; or (ii) the date that the Developer shall notify the Association that it will no longer pay for Operating Deficits of the Association. Upon termination of the Developer's agreement to pay Operating Deficits, the Developer shall become obligated to pay assessments on Lots owned by it within the Property on the same basis as other Owners. In no event shall the Developer be obligated to pay for Operating Deficits of the Association after the Developer no longer owns any Lots within the Property.

Section 6.7 **Capitalization of the Association.** In addition to the assessments to be paid pursuant to the provisions of this Article VI, upon acquisition of record title to a Lot with a home constructed thereon from a builder, each Owner acquiring such Lot shall contribute to the capital of

the Association in an amount equal to Three Hundred Fifty Dollars (\$350.00). This amount shall be collected at the closing of the purchase and sale of applicable Lot from a builder on which a home has been constructed and shall be disbursed to the Association. The Association shall be entitled to use these funds to pay operating expenses.

ARTICLE VII **UTILITY PROVISIONS**

Section 7.1 **Water System.** The central water supply system provided for the service of the Property shall be used as sole source of potable water for all water spigots and outlets located within or on all buildings and improvements located within the Property. Each Owner shall pay water meter charges of the supplier thereof and shall maintain and repair all portions of the water lines which are located within, or which serve, the portions of the Property owned by such Owners. No individual potable water supply system or well for consumptive or irrigation purposes shall be permitted on any Lot without the prior written consent of the Developer.

Section 7.2 **Sewage System.** The central sewage system provided for the service of the Property shall be used as the sole sewage system for all buildings and improvements located within the Property. Each Owner shall maintain and repair all portions of the sewer lines located within, or which serve, the portions of the Property owned by such Owner, and shall pay when due the periodic charges or rates for the furnishing of such sewage collection and disposal services made by the operator thereof. No sewage shall be discharged onto the open ground or into any wetland, lake, pond, park, ravine, drainage ditch or canal or roadway and no septic tank or drain field shall be placed or allowed within the Property.

Section 7.3 **Solid Waste and Recycling.** Garbage collection and recycling service shall be provided by service providers selected by St. Johns County. Each owner shall comply with pick up schedules and shall store garbage cans and recycling containers inside their garage or within an approved screened service yard.

Section 7.4 **Utility Services.** It shall be the responsibility of each Owner to make direct arrangements with the suppliers of gas, electricity, water, sewer, irrigation reuse water and any other utility services for service to the portions of the Property owned by such Owner.

Section 7.5 **Gas.** The natural gas system provided for the service of the Property shall be used to operate the appliances installed with any improvements on a Lot that normally operate on natural gas, including without limitation, water heater, range, oven and clothes dryer. Each Owner shall pay gas meter charges of the supplier thereof and shall maintain and repair all portions of the gas lines serving the Owner's Lot in accordance with the requirements of the applicable utility.

Section 7.6 **Renewable Resource Devices.** Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e. g., solar collector panels); provided, however, that same shall be installed only in accordance with the reasonable standards adopted from time to time by the Developer. Such standards shall be reasonably calculated to maintain the aesthetic integrity of the Property.

ARTICLE VIII
USE RESTRICTIONS AND RIGHTS AND EASEMENTS
RESERVED BY DEVELOPER

Section 8.1 **Residential Use.** The Lots subject to this Declaration may be used for residential dwellings and for no other purpose except that one or more Lots may be used for model homes during the development and sale of Lots within the Property or other properties. No business or commercial building may be erected on any Lot and no business may be conducted on any part thereof except that in-home or home base businesses shall be permitted so long as they comply with the applicable St. Johns County regulations and do not (i) generate pedestrian or vehicular traffic, (ii) allow customer visits, (iii) create noise or visual blight or (iv) have any exterior signage or advertising. No Lot shall be divided, subdivided or reduced in size without the prior written consent of the Developer. Assessments for common expenses attributable to any Lot which may be subdivided pursuant to this Section 8.1 shall be reallocated by the Developer, in its sole discretion; at the time written consent for such subdivision is given by the Developer.

Section 8.2 **No Detached Buildings.** No garages, tool or storage sheds, tents, trailers, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the prior written consent of the Developer.

Section 8.3 **Setbacks.** Front, rear and side building setbacks for all dwellings and related structures shall be as established by the Architectural Criteria.

Section 8.4 **Easement Areas.** No dwelling shall be erected within any easement area shown on any plat of all or any portion of the Property.

Section 8.5 **Measurement of Setbacks.** All setbacks shall be measured in accordance with the Planned Unit Development Ordinance applicable to the Property.

Section 8.6 **Landscaping and Irrigation.** Landscaping and irrigation shall be installed on each Lot in accordance with the requirements of the Architectural Criteria.

Section 8.7 **Motor Vehicles and Boats.** No boats, recreation vehicles or other motor vehicles, except four wheel passenger automobiles, shall be placed, parked or stored upon any Lot or any portion of the Common Area, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Lot, except within a building, or in the rear or side yard screened from view from the street by a six (6) foot fence, so as to be totally isolated from public view or any portion of the Common Area. In no event, shall any boat, boat trailer, watercraft, recreational vehicle or any other type of vehicle be stored on a Lot where such vehicle is visible from or across a lake. Commercial vehicles shall not be parked within the Property within public view on a regular basis. Commercial vehicles shall include (i) trucks or vans with storage racks constructed higher than the roof on the cab of such vehicle; (ii) pickup trucks equipped with tool boxes which extend beyond the sides of such vehicle as originally manufactured, or above the rear window of the cab of such vehicle; (iii) trucks equipped with machinery, tanks, or other

equipment installed in the truck bed which extends higher than the side walls of the truck bed as originally manufactured; and (iv) vehicles with any business logo or lettering. Construction trailers may be parked only with the prior written consent of the Developer and in an area designated by the Developer. No abandoned or immobile motor vehicles shall be placed, parked, or stored upon any Lot. No motorcycles shall be permitted to be operated within the Property, except for Vespa type scooters and motorcycles generating noise at no greater a decimal level than automobiles or such other level approved by Developer or the Association.

Section 8.8 **Nuisances**. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to any party. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. If a dispute or question arises as to what may be or become a nuisance, the issue shall be submitted to the Association's Board, whose decision shall be dispositive of such dispute or question. No immoral, improper or unlawful use shall be made of any portion of the Property and all valid laws, zoning ordinances and regulations of governmental agencies having jurisdiction thereof shall be complied with.

Section 8.9 **Antenna**. The installation of all aerials, antennae or satellite dishes shall be subject to the approval of the Developer in accordance with Architectural Criteria imposed by the Developer or the Association from time to time.

Section 8.10 **Lakes**. Only the Developer and the Association shall have the right to pump or otherwise remove any water from any lake adjacent to or near to the Property for the purpose of irrigation or other use, or to place any refuse in such lake or lakes. The Developer and the Association shall have the sole and absolute right (but no obligation) to control the water level of such lake or lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in or on any such lake. No gas or diesel driven boat shall be permitted to be operated on any lake except as may be permitted by the Developer or the Association to maintain the water quality of the lake. Limited Common Area of Lot adjacent to a lake shall be maintained by the Owner(s) of the Lot so that such grass, planting or other lateral support to prevent erosion of the embankment adjacent to the lake and the height, grade and contour of the embankment shall not be changed without the prior written consent of the Association. Further, all shoreline vegetation, including cattails and the like, shall be maintained and controlled by the Owner within the Limited Common Area pursuant to the requirements of Section 8.17 hereof and Owner shall maintain to the water's edge. If the Owner fails to maintain the Limited Common Area, including the embankment or shoreline vegetation as part of its landscape maintenance obligations in accordance with the foregoing, the Association shall have the right, but no obligation, to enter upon any such Limited Common Area to perform such maintenance work which may be reasonably required, all at the expense of the Owner pursuant to the provisions of Article IX of this Declaration. Title to any Lot adjacent to a lake shall not include ownership of any riparian rights associated therewith. No docks, bulkheads or other structures shall be constructed on such embankments unless and until same shall have been approved by the Developer. The Association shall have the right to adopt reasonable rules and regulations from time to time in connection with use of the surface waters of any lake adjacent to or nearby the Property. The Association shall have the right to deny such use to any person who in the opinion of the Association may create or participate in the disturbance or nuisance on any part of

the surface waters of any such lake. The use of the surface waters of any such lake shall be subject to rights granted to other persons pursuant to the rules and regulations of the Association.

Section 8.11 **Insurance and Casualty Damages.** Each Owner shall be required to obtain and maintain in force and effect a policy of fire and other casualty insurance with coverage adequate to cover the full replacement cost of the dwelling and other improvements located on the Owner's Lot. In the event of damage or destruction by fire or other casualty to the improvements on any Lot, the Owner shall commence reconstruction of the improvements within six (6) months from date of casualty and shall repair or rebuild such damaged or destroyed improvements in a good workmanlike manner, within a reasonable time not to exceed one year and in accordance with the provisions of this Declaration. The improvements shall be reconstructed in accordance with the original plans and specifications including color scheme, placement on Lot and materials. All debris must be removed immediately and the Lot shall be restored to an orderly condition within a reasonable time not to exceed sixty (60) days from the date of such damage or destruction.

Section 8.12 **Trees.** No tree or shrub, the trunk of which exceeds six (6) inches in diameter one (1) foot above the ground, shall be cut down, destroyed or removed from a Lot without the prior express written consent of the Developer.

Section 8.13 **Artificial Vegetation.** No artificial grass, mulch, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the Developer.

Section 8.14 **Signs.** No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view on any Lot or Common Area except as may be approved as to size and design and in accordance with criteria established by the Developer; provided, however, directional signage to be used during construction of homes within the Property shall be permitted, subject solely to the approval of the Developer

Section 8.15 **Lighting.** No lighting shall be permitted which alters the residential character of the Property.

Section 8.16 **Animals.** No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on or in any Common Area or Lot except two (2) dogs and two (2) cats. Dogs and cats shall be kept under control by each Owner at all times and leashed when outside the boundaries of the Owner's Lot. Animals shall be kept for the pleasure of Owners only and not for any commercial or breeding use or purposes. If, in the discretion of the Board, any animal shall become dangerous or an annoyance or nuisance to other Owners, or destructive of wildlife or property, such animal may not thereafter be kept on a Lot. Further, in the event any group of animals shall collectively become dangerous or an annoyance or nuisance to other Owners, or destructive to wildlife or property, the Board shall have the right to require the applicable Owner to reduce the number of animals kept on the Lot, or to take such other remedial action as the Board shall specify. The Board shall have the right to adopt rules governing the ownership and maintenance of pets.

Section 8.17 **Maintenance of Lots and Limited Common Areas.** No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Lot or Limited Common Area, and no refuse pile or unsightly objects shall be allowed to be placed or allowed to remain anywhere within a Lot or Limited Common Area. All Lots and all portions of the Property and any improvements placed thereon, shall at all times be maintained in a neat and attractive condition and landscaping shall be maintained in a neat, attractive and orderly manner, including maintenance of grass, plants, plant beds, trees, turf, proper irrigation and lake edge maintenance, all in a manner with such frequency as is consistent with good property management. In order to implement effective control, the Association, its agents and assigns, shall have the right to enter upon any Lot for the purpose of mowing, pruning, removing, clearing, or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Board distracts from the overall beauty and safety of the property in accordance with the provisions of Article IX hereof. Developer owned Lots are exempt from this provision.

Section 8.18 **Fences.** Except as approved by the Developer pursuant to Article V hereof no fence, wall or other barrier shall be constructed upon any Lot or any other portion of the Property.

Section 8.19 **Maintenance of Driveways.** Each Lot Owner shall be responsible for maintenance of the driveway serving his Lot.

Section 8.20 **Window Air Conditioning.** No window air conditioning units shall be installed on any building within the Property.

Section 8.21 **Compliance with Laws.** All Owners and other occupants of the Property shall at all times comply with the terms of the Planned Unit Development and all zoning, environmental, land use, marketing and consumer protection ordinances, statutes and regulations applicable to the Property or to any improvements constructed thereon, as well as all governmental rules, regulations, statutes and ordinances applicable to each Owner in connection with operation of improvements located within the Property. Without limiting the generality of the foregoing, no approval granted pursuant to the provisions of this Declaration shall excuse any Owner from complying with any and all applicable zoning or land use laws.

Section 8.22 **Platting and Additional Restrictions.** The Developer shall be entitled at any time, and from time to time, to plat or replat all or any part of the Property, and to file any covenants and restrictions, or amendments to this Declaration, with respect to any portion or portions of the Property owned by the Developer, without the consent or joinder of any other party.

Section 8.23 **Reservation of Right to Release Restrictions.** If a building or other improvement has been or is proposed to be erected within the Property in such a manner as to constitute a violation of, variance from, or encroachment into, the covenants and restrictions set forth in, or easements granted or reserved by, this Declaration, the Developer shall have the right to waive or release the violation, variance or encroachment without the consent or joinder of any person so long as the Developer, in the exercise of its sole discretion, determines in good faith that such waiver or release will not materially and adversely affect the health and safety of Owners, the value of adjacent portions of the Property, and the overall appearance of the Property.

Section 8.24 **Easements for Ingress, Egress, Utilities and Drainage.** The Developer reserves for itself, its successors, assigns and designees, a right-of-way and perpetual, nonexclusive easement for ingress and egress and to construct, maintain and use utilities, electric, telephone and street lighting poles, wires, cables, conduits, storm sewers, sanitary sewers, water mains, gas, sewer, water lines, drainage ways and structures, or other public conveniences or utilities, on, in and over, (i) any portion of the Common Area; and (ii) any area designated as an easement, private street or right-of-way area on any plat of all or any portion of the Property.

Section 8.25 **Drainage Flow.** Drainage flow shall not be obstructed or diverted from drainage easements. The Developer or the Association may, but shall not be required to, cut drainways for surface water wherever and whenever such action may appear to be necessary to maintain reasonable aesthetic standards relative to the Property and surrounding properties. These easements include the right to cut any trees, bushes or shrubbery, make any grading of the land, or to take any other reasonable action necessary to install utilities and to maintain reasonable aesthetic standards, but shall not include the right to disturb any permanent improvements erected upon a Lot which are not located within the specific easement area designated on the plat or otherwise reserved in this Declaration. All Lots shall at all times be graded so as to comply with the Neighborhood Grading Plan approved by St Johns County, Florida and all permits issued by the St. Johns River Water Management District.

Section 8.26 **Future Easements.** Developer reserves the right to impose further restrictions and to grant or dedicate additional easements and rights of way on any portions of the Property owned by Developer. In addition, Developer hereby expressly reserves the right to grant easements and rights-of-way over, under and through the Common Area so long as Developer shall own any portion of the Property. The easements granted by Developer shall not materially or adversely affect any improvements or unreasonably interfere with the enjoyment of the Common Area.

Section 8.27 **Cable Television, Radio or Other Communication Lines.** The Developer reserves for itself, and its successors and assigns, a perpetual, easement for the installation, maintenance and operation of cables for the transmission of cable television, radio, or other electronic communications of any form, on, in, and over (i) any area designated as an easement, private street, or right of way on any plat of all or any portion of the Property, and (ii) any portion of the Common Area. All cables located within the Property shall be installed and maintained underground. For purposes of this Section 8.26, the term "cables" shall include without limitation, all wire, coaxial, fiber optic, or other cable types intended for the transmission of electronic communications.

Section 8.28 **Easements for Maintenance Purposes.** The Developer reserves for itself, the Association, and their respective agents, employees, successors or assigns, easements, in, on, over and upon each Lot and the Common Area as may be reasonably necessary for the purpose of preserving, maintaining or improving roadways, fencing, landscaped areas, wetland areas, lakes, ponds, hammocks, wildlife preserves or other Common Areas, the maintenance of which may be required to be performed by the Developer or the Association.

Section 8.29 **Mailboxes.** No mailbox or paper box or other receptacle of any kind for use in delivery of mail, newspapers or magazines may be erected or located on any Lot without the approval of the Board.

Section 8.30 **Trash.** No rubbish, trash, garbage or other waste material shall be kept or permitted on Common Area except in containers located in appropriate areas, if any, and no odor shall be permitted to arise therefrom so as to render Common Area or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, except within an enclosed structure appropriately screened from view erected for that purpose, if any, and otherwise in accordance with the approval of the Board.

Section 8.31 **Temporary Structures.** Except as may be used or permitted by the Developer during periods of construction, renovation, marketing and sales, no structure of a temporary nature (including, without limitation, trailers, tents, shacks or mobile offices) shall be located or used within the Property.

Section 8.32 **Variances.** The Board shall have the right and power to grant variances from the provisions of this Article and from the Association's rules and regulations for good cause shown, as determined in the reasonable discretion of the Board. No variance granted as aforesaid shall alter, waive or impair the operation or effect of the provisions of this Article in any instance in which such variance is not granted.

Section 8.33 **Subdivision Development Activities of Developer.** During the time that Developer shall be engaged in the construction of roadways, utilities and other infrastructure within the Property, Developer reserves the right to enter upon each Lot for the purpose of clearing trees and vegetation, and the excavation and filling of areas (including permitted jurisdictional wetlands) that in the judgment of the Developer need to be cleared and filled for the installation of utilities, proper grading of right-of-way areas, or for aesthetic reasons. All areas to be disturbed on any Lot shall be filled with suitable fill material to an elevation equal to or higher than the existing grade. All work performed by the Developer or its contractors on all Lots pursuant to this Section 8.33 shall be performed in accordance with all applicable construction and environmental permits.

Section 8.34 **Swale Maintenance.** To the extent that the Developer has constructed a drainage swale upon a Lot for the purpose of managing and containing the flow of excess surface water, if any, found upon such Lot from time to time, each Owner, including builders, shall be responsible for the maintenance, operation and repair of the swales on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the SJRWMD. Filing, excavation, construction or fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the drainage swale shall be authorized and any damage to any drainage swale, whether caused by natural or human-induced phenomena, shall be repaired and the drainage swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the drainage swale is located.

ARTICLE IX

EXTERIOR MAINTENANCE ASSESSMENT

Section 9.1 **Maintenance of Lots and Limited Common Areas.** After construction of improvements on a Lot has commenced, no weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Lot or Limited Common Area. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere within the Property. All such Lots and any improvements placed thereon, shall at all times be maintained in a neat and attractive condition and landscaping shall be maintained in a neat, attractive and orderly manner, including maintenance of grass, plants, plant beds, trees, turf, proper irrigation and lake edge maintenance, all in a manner with such frequency as is consistent with good property management. In order to implement effective control, the Association, its agents and assigns, shall have the right to enter upon any Lot for the purpose of mowing, pruning, removing, clearing, or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Board detracts from the overall beauty and safety of the property in accordance with the provisions of Article VI hereof. During construction upon any Lot, any and all vehicles involved in the construction or delivery of materials and supplies to the site shall enter and exit the site only over the driveway or driveway subsurface and shall not park on any roadway or any Property other than the Lot on which construction is proceeding. During construction of the dwelling or other improvements, the Owner will be required to maintain his Lot in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any Lot.

Section 9.2 **Assessments of Costs.** The cost of any maintenance undertaken by the Association under the provisions of Section 9.1 shall be assessed against each Lot upon which such maintenance is performed or, in opinion of the Board, benefiting from same. Exterior maintenance assessments shall not be considered a part of the annual or special assessments imposed upon the Property pursuant to Article VI hereof. Any exterior maintenance assessment shall be a lien upon each Lot assessed and the personal obligation of the Owner of each such Lot and shall become due and payable in all respects, together with interest, attorneys' fees, and costs of collection, as provided for in Article VI, and shall be subordinate to mortgage liens to the extent provided by Article VI.

Section 9.3 **Access.** For the purpose of performing the maintenance authorized by this Article IX, the Association, through its duly authorized agents or employees, shall have the right, after the notice to the Owner provided under Section 9.1, to enter upon any Lot at reasonable hours on any day except Sunday. In the case of emergency repairs, access will be permitted at any time with only such notice as under the circumstances is practically affordable.

ARTICLE X

NOTICE OF PERMIT REQUIREMENTS

Section 10.1 **Jurisdictional Areas and Permits.** THE PROPERTY HAS BEEN OR WILL BE DEVELOPED IN ACCORDANCE WITH REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NUMBER IND-109-105269-5, AS AMENDED

OR AS MAY BE AMENDED (THE "PERMIT"). THE PERMIT IS OR WILL BE OWNED BY THE ASSOCIATION AND THE ASSOCIATION HAS THE OBLIGATION TO ASSURE THAT ALL TERMS AND CONDITIONS THEREOF ARE ENFORCED. THE ASSOCIATION SHALL HAVE THE RIGHT TO BRING AN ACTION, AT LAW OR IN EQUITY, AGAINST ANY OWNER VIOLATING ANY PROVISION OF THE PERMIT. THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SHALL HAVE THE RIGHT TO ENFORCE, BY A PROCEEDING AT LAW OR IN EQUITY, THE PROVISIONS CONTAINED IN THE COVENANTS AND RESTRICTIONS WHICH RELATE TO THE MAINTENANCE, OPERATION AND REPAIR OF THE STORMWATER MANAGEMENT SYSTEM.

FURTHER, ANY OWNER OWNING A LOT WHICH CONTAINS OR IS ADJACENT TO JURISDICTIONAL WETLANDS OR CONSERVATION AREAS AS ESTABLISHED BY THE ACOE OR SJRWMD OR BY ANY APPLICABLE CONSERVATION EASEMENT SHALL BY ACCEPTANCE OF TITLE TO THE LOT, BE DEEMED TO HAVE ASSUMED THE OBLIGATION TO COMPLY WITH THE REQUIREMENTS OF THE PERMIT AS THE SAME RELATE TO SUCH OWNER'S LOT AND SHALL AGREE TO MAINTAIN SUCH JURISDICTIONAL WETLANDS AND CONSERVATION AREAS IN THE CONDITION REQUIRED UNDER THE PERMIT. IN THE EVENT THAT AN OWNER VIOLATES THE TERMS AND CONDITIONS OF THE PERMIT AND FOR ANY REASON THE DEVELOPER OR THE ASSOCIATION IS CITED THEREFORE, THE OWNER AGREES TO INDEMNIFY AND HOLD THE DEVELOPER AND THE ASSOCIATION HARMLESS FROM ALL COSTS ARISING IN CONNECTION THEREWITH, INCLUDING WITHOUT LIMITATION ALL COST AND ATTORNEYS' FEES, AS WELL AS ALL COSTS OF CURING SUCH VIOLATION. NO PERSON SHALL ALTER THE DRAINAGE FLOW OF THE STORMWATER MANAGEMENT SYSTEM OR ANY PORTION OF THE JURISDICTIONAL WETLANDS OR CONSERVATION AREAS, INCLUDING WITHOUT LIMITATION, ANY BUFFER AREAS, SWALES, TREATMENT BERMS OR SWALES, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SJRWMD OR ACOE, AS APPLICABLE.

Section 10.2 **Rights of the District.** Notwithstanding any other provisions contained elsewhere in this Declaration, the District shall have the rights and powers enumerated in this paragraph. The District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the Stormwater Management System. Any repair or reconstruction of the Stormwater Management System shall be as permitted, or if modified, as approved by the District. No person shall alter the drainage flow of the Stormwater Management System, including any buffer areas, swales, treatment berms or swales, without the prior written approval of the District. Any amendment to this Declaration which alters the Stormwater Management System, beyond maintenance in its original condition, including the water management portions of the Common Area, must have prior written approval of the District. In the event that the Association is dissolved, prior to such dissolution, all responsibility relating to the Stormwater Management System must be assigned to and accepted by an entity approved by the District.

ARTICLE XI
GENERAL PROVISIONS

Section 11.1 **Developer's Reserved Rights re: Easements.** Notwithstanding any provision of this Declaration to the contrary, the Developer shall have the right to specifically define or amend the boundaries or extent of any easement, license, or use right reserved or granted pursuant to the terms hereof. At any time, the Developer shall have the right to execute and record an instrument which shall specifically define or amend the boundary and extent of any such easement, license or use right, or the Developer may specifically define or amend such boundaries by the designation thereof on one or more recorded plats of portions of the Property. The Developer's determination of the boundary and extent of any easement, license or use right reserved or granted pursuant to this Declaration in accordance with this Section 11.1, shall be dispositive for all purposes; provided nothing contained in this Section 11.1 shall authorize the Developer to take any action that would have a material and adverse effect on any improved portion of the Property.

Section 11.2 **Remedies for Violations.**

(a) If any Owner or other person shall violate or attempt to violate any of the covenants or restrictions herein set forth, it shall be lawful for the Association, the Developer, or any Owner (i) to prosecute proceedings at law for the recovery of damages against those so violating or attempting to violate any such covenant; or (ii) to maintain any proceeding against those so violating or attempting to violate any such covenant for the purpose of preventing or enjoining all or any such violations, including mandatory injunctions requiring compliance with the provisions of this Declaration. The SJRWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Stormwater Management System and/or jurisdictional wetlands or conservation areas subject to the control of the SJRWMD. In the event litigation shall be brought by any party to enforce any provisions of this Declaration, the prevailing party in such proceedings shall be entitled to recover from the non-prevailing party or parties, reasonable attorneys' fees for pre-trial preparation, trial, and appellate proceedings. The remedies in this section shall be construed as cumulative of all other remedies now or hereafter provided or made available elsewhere in this Declaration, or by law.

(b) In addition to all other remedies, and to the maximum extent lawful, the Association shall be entitled to impose and collect a fine or fines upon an Owner for failure of an Owner or his Member's Permittees to comply with any covenant, restriction, rule or regulation, in accordance with Florida law.

Section 11.3 **Severability.** Invalidation of any of the provisions of this Declaration by judgment or court order shall not affect or modify any of the other provisions, which shall remain in full force and effect.

Section 11.4 **Additional Restrictions.** No Owner, without the prior written consent of the Developer, may impose any additional covenants or restrictions on any part of the Property, but the Developer may include in any contract or deed hereafter made and covering all or any part of the Property, any additional covenants or restrictions applicable to the Property so covered which are not inconsistent with and which do not lower standards established by this Declaration.

Section 11.5 **Titles**. The addition of titles to the various sections of this Declaration are for convenience and identification only and the use of such titles shall not be construed to limit, enlarge, change, or otherwise modify any of the provisions hereof, each and all of which shall be construed as if not entitled.

Section 11.6 **Termination or Amendment**. The covenants, restrictions, easements and other matters set forth herein shall run with the title to the Property and be binding upon each Owner, the Developer, the Association, and their respective successors and assigns for a period of fifty (50) years, and shall be automatically renewed for successive ten (10) year periods unless terminated as herein provided. The Owners holding two-thirds (2/3) or more of the total votes of the Association may alter, amend or terminate these covenants provided, however, that so long as the Developer owns any land within the Property, no such termination or amendment shall be effective without the written consent and joinder of the Developer. Further, until such time as the Developer shall not own any lands subject to this Declaration, the Developer shall have the unilateral right to amend this Declaration without the consent or joinder of any other party in any manner which does not materially and adversely affect the value of any Lot located within the Property. Any amendment to this Declaration which alters any provision relating to the Stormwater Management System, beyond maintenance in its original condition, including the water management portion of the Common Areas, must have the prior written approval of the SJRWMD. This Declaration may not be terminated unless adequate provision for transferring perpetual maintenance responsibility for the Stormwater Management System obligation to the then Owners of the Lots is made, and said transfer obligation is permitted under the then existing requirements of the SJRWMD or its successors and the County or any other governmental body that may have authority over such transfer. In the event that the Association is dissolved, prior to such dissolution, all responsibility relating to the Stormwater Management System and the Permits must be assigned to and accepted by an entity approved by the SJRWMD. Any amendment to this Declaration shall be executed by the Association and Developer, if applicable, and shall be recorded in the current public records of St Johns County, Florida.

Section 11.7 **Enforcement by SJRWMD**. The SJRWMD shall have the right to enforce, by a proceeding at law or in equity, the provision contained in this Declaration that relate to the maintenance, operation, and repair of the Stormwater Management System.

Section 11.8 **Conflict or Ambiguity in Documents**. To the extent of any conflict, ambiguity, or inconsistency between this Declaration, the Articles, or the Bylaws, the terms of this Declaration shall control both the Articles and Bylaws.

Section 11.9 **Usage**. Whenever used, the singular shall include the plural and the singular, and the use of any gender shall include all genders.

Section 11.10 **Effective Date**. This Declaration shall become effective upon its recordation in the public records of St Johns County, Florida.

Section 11.11 **Disclaimers as to Water Bodies**. NEITHER THE DEVELOPER, THE ASSOCIATION, NOR ANY OF THEIR SUCCESSORS, ASSIGNS, OFFICERS, DIRECTORS,

COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUB-CONTRACTORS (COLLECTIVELY, THE "LISTED PARTIES") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR LEVEL IN ANY LAKE, POND, CANAL, CREEK, STREAM OR OTHER WATER BODY ADJACENT TO OR WITHIN THE PROPERTY, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY AN APPLICABLE GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR AUTHORITY. FURTHER, ALL OWNERS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE AFORESAID WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF, SUCH PROPERTY, TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH BODIES.

ALL PERSONS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALLIGATORS, POISONOUS SNAKES, AND OTHER WILDLIFE MAY INHABIT OR ENTER INTO WATER BODIES AND NATURAL AREAS WITHIN THE PROPERTY AND MAY POSE A THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.

ALL PERSONS ARE HEREBY NOTIFIED THAT LAKE BANKS AND SLOPES WITHIN CERTAIN AREAS OF THE PROPERTY MAY BE STEEP AND THAT DEPTHS NEAR SHORE MAY DROP OFF SHARPLY. BY ACCEPTANCE OF A DEED TO, OR USE OF, ANY LOT OR OTHER PORTION OF THE PROPERTY, ALL OWNERS OR USERS OF SUCH PROPERTY SHALL BE DEEMED TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FROM ANY AND ALL LIABILITY OR DAMAGES ARISING FROM THE DESIGN, CONSTRUCTION, OR TOPOGRAPHY OF ANY LAKE BANKS, SLOPES, OR LAKE BOTTOMS LOCATED THEREIN.

Section 11.12 **Disclaimer of Liability of Association.** NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BY-LAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTIES INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(A) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTIES HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND

ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTIES AND THE VALUE THEREOF;

(B) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, ANY LOCAL GOVERNMENT, AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(C) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS LOT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE PROPERTIES (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USES) SHALL BE BOUND BY THIS ARTICLE AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS ARTICLE.

AS USED IN THIS ARTICLE, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DEVELOPER AND ALL PARTIES RELATED THERETO, ALL OF WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 11.13 **No Representations or Warranties.** NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, HAVE BEEN GIVEN OR MADE BY DEVELOPER OR ITS AGENTS OR EMPLOYEES IN CONNECTION WITH ANY PORTION OF THE COMMON AREA, THEIR PHYSICAL CONDITION, ZONING, COMPLIANCE WITH APPLICABLE LAWS, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR IN CONNECTION WITH THE SUBDIVISION, SALE, OPERATION, MAINTENANCE, COST OF MAINTENANCE, TAXES OR REGULATION THEREOF, EXCEPT (A) AS SPECIFICALLY AND EXPRESSLY SET FORTH IN THIS DECLARATION OR IN DOCUMENTS WHICH MAY BE FILED BY DEVELOPER FROM TIME TO TIME WITH APPLICABLE REGULATORY AGENCIES, AND (B) AS OTHERWISE REQUIRED BY LAW. AS TO SUCH

WARRANTIES WHICH CANNOT BE DISCLAIMED, AND TO OTHER CLAIMS, IF ANY, WHICH CAN BE MADE AS TO THE AFORESAID MATTERS, ALL INCIDENTAL AND CONSEQUENTIAL DAMAGES ARISING THEREFROM ARE HEREBY DISCLAIMED. ALL OWNERS, BY VIRTUE OF ACCEPTANCE OF TITLE TO THEIR RESPECTIVE LOTS AND/OR UNITS (WHETHER FROM THE DEVELOPER OR ANOTHER PARTY) SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ALL OF THE AFORESAID DISCLAIMED WARRANTIES AND INCIDENTAL AND CONSEQUENTIAL DAMAGES.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Developer and the Association have caused this instrument to be executed under seal this 30 day of September, 2015.

Signed, sealed and delivered
in the presence of:

James Ricky Wood
James Ricky Wood
(Print Name)
Sandra Spencer
Sandra Spencer
(Print Name)

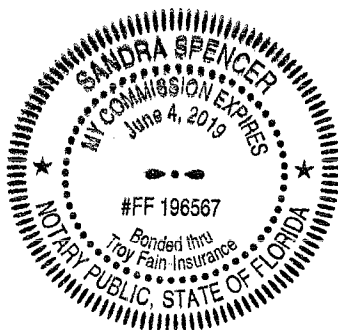
GRAN LAKE, INC.,
a Florida corporation

By: James Ricky Wood
Print Name: James Ricky Wood
Its: President

(CORPORATE SEAL)

STATE OF FLORIDA }
COUNTY OF clay } SS

The foregoing instrument was acknowledged before me this 30 day of September, 2015, by James Ricky Wood, as President of GRAN LAKE, INC., a Florida corporation, on behalf of the corporation.



Sandra Spencer
Print: Sandra Spencer
NOTARY PUBLIC
State of Florida at Large
Commission # FF196567
My Commission Expires: 6.4.19
Personally Known ☒
or Produced I.D. ☐
[check one of the above]
Type of Identification Produced _____

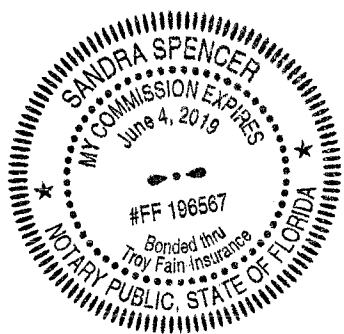
Sandra Spencer
Sandra Spencer
 (Print Name)
Sandra Spencer
 Sandra Spencer
 (Print Name)

**GRAN LAKE OWNERS
 ASSOCIATION, INC.,**
 a Florida not-for-profit corporation

By: *Susan D. Wood*
 Print Name: *Susan D. Wood*
 Its: President

STATE OF FLORIDA }
 } SS
 COUNTY OF Clay }

The foregoing instrument was acknowledged before me this 30 day of September, 2015, by Susan D. Wood, as President of **GRAN LAKE OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation.



Sandra Spencer
 Print: Sandra Spencer
 NOTARY PUBLIC
 State of Florida at Large
 Commission # FF196567
 My Commission Expires: 6.4.19
 Personally Known ✓
 or Produced I.D. _____
 [check one of the above]
 Type of Identification Produced _____

EXHIBIT "A"

Legal Description of the Property

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EXHIBIT "A"

Legal Description of the Property

A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO. 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO. S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 6 COURSES: 1) NORTH 01°19'15" WEST, A DISTANCE OF 87.62 FEET; 2) NORTH 02°06'06" WEST, A DISTANCE OF 44.15 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 257, PAGE 490; 3) NORTH 02°06'06" WEST, A DISTANCE OF 1506.69 FEET TO THE POINT OF BEGINNING OF PARCEL DESCRIBED HEREIN; 4) NORTH 02°06'06" WEST, A DISTANCE OF 541.66 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 5) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 566.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°08'00" EAST AND A CHORD DISTANCE OF 564.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; 6) NORTH 12°22'05" EAST, A DISTANCE OF 845.55 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF WILLIAM H. AND DAVID E. JONES AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 638, OF THE PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SAID PUBLIC RECORDS, SOUTH 73°43'50" EAST, A DISTANCE OF 401.11 FEET; THENCE ALONG THE EASTERLY LINE OF SAID MENTIONED LANDS AND ALONG THE WESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 7, PAGE 638, NORTH 21°36'54" EAST, A DISTANCE OF 354.66 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, AND ALONG THE SOUTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SOUTH 69°17'22" EAST, A DISTANCE OF 281.54 FEET; THENCE DEPARTING SAID LINE, SOUTH 20°42'38" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 08°04'51" WEST, A DISTANCE OF 133.06 FEET; THENCE SOUTH 14°45'17" WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 05°50'26" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 41°14'46" EAST, A DISTANCE OF 48.26 TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 97.32 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°43'56" EAST AND A CHORD DISTANCE OF 92.65 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°17'22" EAST, A DISTANCE OF 130.78 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 329.90 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°02'03" EAST AND A CHORD DISTANCE OF 293.75 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°13'16" WEST, A DISTANCE OF 8.78 FEET; THENCE SOUTH 41°00'18" WEST, A DISTANCE OF 110.10 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 704.44 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°54'49" EAST AND A CHORD DISTANCE OF 355.86 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°10'04" EAST, A DISTANCE OF 74.84 FEET; THENCE NORTH 25°13'16" EAST, A DISTANCE OF 31.17 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 133.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH

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17°35'36" EAST AND A CHORD DISTANCE OF 132.74 FEET) TO A POINT OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 158.25 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 60°20'17" EAST AND A CHORD DISTANCE OF 138.64 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°17'22" EAST, A DISTANCE OF 120.55 FEET TO A POINT OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 139.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 24°59'42" EAST AND A CHORD DISTANCE OF 125.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°17'58" WEST, A DISTANCE OF 555.95 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 135.76 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°44'46" WEST AND A CHORD DISTANCE OF 133.17 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 77.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°44'44" WEST AND A CHORD DISTANCE OF 74.80 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°42'07" WEST, A DISTANCE OF 109.41 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 667.78 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°59'47" WEST AND A CHORD DISTANCE OF 365.41 FEET) TO A POINT OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 183.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39°00'11" EAST AND A CHORD DISTANCE OF 153.15 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°17'58" WEST, A DISTANCE OF 315.22 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 314.79 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°22'17" WEST AND A CHORD DISTANCE OF 294.40 FEET) TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE NORTH 69°31'38" WEST, A DISTANCE OF 184.35 FEET TO A POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 382.01 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 51°57'02" WEST AND A CHORD DISTANCE OF 318.96 FEET); THENCE SOUTH 83°25'42" WEST, A DISTANCE OF 2.00 TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 96.37 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°14'45" WEST AND A CHORD DISTANCE OF 89.52 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°03'49" WEST, A DISTANCE OF 89.59 FEET TO A POINT OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 108.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 35.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°28'52" WEST AND A CHORD DISTANCE OF 35.34 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°53'54" WEST, A DISTANCE OF 71.44 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 73.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 102.93 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°42'26" WEST AND A CHORD DISTANCE OF 94.61 FEET); THENCE SOUTH 87°53'54" WEST, A DISTANCE OF 2.94 FEET; THENCE NORTH 02°06'06" WEST, A DISTANCE OF 131.98 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 257.88 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°18'56" EAST AND A CHORD DISTANCE OF 254.37 FEET); THENCE NORTH 59°16'02" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 575.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 10.05 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30°13'56" WEST AND A CHORD DISTANCE OF 10.05 FEET); THENCE NORTH 60°16'06" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 2.55 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°50'55" EAST AND A

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CHORD DISTANCE OF 2 55 FEET); THENCE NORTH 60°02'04" WEST, A DISTANCE OF 125 00 FEET;
THENCE SOUTH 28°45'26" WEST, A DISTANCE OF 31 64 FEET; THENCE SOUTH 87°53'54" WEST, A
DISTANCE OF 198 20 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED.

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**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF GRAN LAKE OWNERS
ASSOCIATION, INC.**

The undersigned hereby amend and restate the Articles of Incorporation of Gran Lake Owners Association, Inc., a not-for-profit corporation under the laws of the state of Florida, pursuant to Chapter 617, Florida Statutes, which were filed on August 26, 2015 and assigned Document Number N15000008408, and adopt the following Amended and Restated Articles of Incorporation.

I. NAME AND DEFINITIONS.

The name of this corporation shall be Gran Lake Owners Association, Inc. All defined terms contained in these Articles shall have the same meanings as such terms are defined by the Declaration of Covenants and Restrictions for Gran Lake to be recorded in the public records of St. Johns County, Florida (the "Declaration").

II. PRINCIPAL OFFICE AND MAILING ADDRESS.

The location of the corporation's principal office and its mailing address shall be 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003, or at such other place as may be established by resolution of the Association's Board of Directors from time to time.

III. PURPOSES.

The general nature, objects and purposes of the Association are:

A. To promote matters of common interest and concern of the Owners of property within the real property subject to the terms and provision of the Declaration.

B. To own, maintain, repair and replace the Common Area, including without limitation the structures, landscaping and other improvements located thereon, for which the obligation to maintain and repair has been delegated to and accepted by the Association.

C. To operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with all permits issued by the St. Johns River Water Management District and the United States Army Corps of Engineers, and all laws and regulations pertaining thereto, and in the enforcement of the Declaration of Covenants and Restrictions for Gran Lake which relate to the Surface Water or Stormwater Management System

D. To cooperate with other associations responsible for administration of adjacent or contiguous properties in matters of common interest to the Association and such other associations and to contribute to such common maintenance interests whether within or without the Property.

E. To provide, purchase, acquire, replace, improve, maintain, operate and repair such buildings, structures, landscaping, equipment, and to provide such other services for the benefit of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

F. To operate without profit for the sole and exclusive benefit of its Members.

G. To perform all of the functions contemplated for the Association and undertaken by the Board of Directors pursuant to the terms and conditions of the Declaration.

IV. GENERAL POWERS.

The general powers that the Association shall have are as follows:

A. To hold funds solely and exclusively for the benefit of the Members for purposes set forth in these Articles of Incorporation.

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B. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

C. To delegate power or powers where such is deemed in the interest of the Association.

D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property, to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association (including without limitation contracts for services to provide for operation and routine custodial maintenance of the Surface Water or Stormwater Management System); to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Declaration and these Articles of Incorporation and not forbidden by the laws of the State of Florida.

E. To fix assessments to be levied against all or any portion of the Property to defray expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors to enter into agreements with other property owners' associations or maintenance entities for the collection of such assessments. The foregoing shall include the power to levy and collect adequate assessments against the Members for the costs of maintenance and operation of the Surface Water or Stormwater Management System. Such assessments shall be used for the maintenance and repair of the Surface Water or Stormwater Management System, including but not limited to, work within retention areas, drainage structures and drainage easements.

F. To charge recipients for services rendered by the Association and the users of the Association property where such is deemed appropriate by the Board of Directors of the Association and permitted by the Declaration.

G. To pay taxes and other charges, if any, on or against property owned, accepted, or maintained by the Association.

H. To borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed, or in payment for property acquired, or for any of the other purposes of the Association, and to secure the payment of such obligations by mortgage, pledge, or other instrument of trust, or by lien upon, assignment of or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated.

I. To merge with any other association which may perform similar functions located within the same general vicinity of the Property.

J. In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein and by the terms and conditions set forth in the Declaration.

V. MEMBERS.

The members ("Members") shall consist of the Developer (as defined in the Declaration) and each Owner

VI. VOTING AND ASSESSMENTS.

A. The Corporation shall have two (2) classes of membership:

(a) Class A Members. The Class A Members shall be all Owners, with the exception of Developer, who shall be entitled to one (1) vote for each Lot owned.

(b) Class B Members. The Class B Member shall be Developer who shall be entitled to three (3) votes for each vote held by Class A Members. The Class B Membership shall cease and be converted to Class A Membership on the happening of any of the following events, whichever occurs first:

(i) December 31, 2025;

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- (ii) Three (3) months after ninety percent (90%) of the Lots or other parcels located within all phases of the Subdivision that will ultimately be subject to administration by the Association have been conveyed to Class A Members other than builders, contractors, or others who purchased a Lot or parcel for the purpose of constructing improvements thereon for resale; or
- (iii) Such earlier date as Developer may choose to terminate the Class B Membership upon notice to the Association.

B. When an Owner who is a Member is comprised of one or more persons or entities, all such persons shall be Members, and the vote(s) for the applicable portions of the Property shall be exercised as they among themselves shall determine. The votes allocated to any Owner pursuant to these Articles, cannot be divided for any issue and must be voted as a whole, except where otherwise required by law. The affirmative vote of a majority of the votes allocated to the Members cast at any meeting of the Members duly called at which a quorum is present, or cast by written ballot by a quorum of the membership, shall be binding upon the Members and the Association.

C. The Association will obtain funds with which to operate by assessment of the Owners in accordance with the provisions of the Declaration, as supplemented by the provisions of the Articles and Bylaws of the Association relating thereto. Any Member who is delinquent in the payment of assessments due the Association shall be deemed to be not in good standing with the Association for the period of time that such delinquency shall continue.

VII. BOARD OF DIRECTORS.

A. The affairs of the Association shall be managed by a Board of Directors consisting initially of three (3) Directors but may be increased to no more than five (5) Directors by decision of the Board. Directors need not be Members of the Association and need not be residents of the State of Florida. The initial members of the Board of Directors shall be appointed by the Developer.

B. Elections shall be by plurality vote. At the first annual election of the Board of Directors, the terms of office of the elected Directors shall be established with staggered terms, with one (1) Director or 1/3 of the total Directors serving for one (1) year, one (1) Director or 1/3 of the total Directors serving for two (2) years and one (1) Director or 1/3 of the total Directors serving for three (3) years. In no event can a Board member appointed by the Developer be removed except by action of the Developer. Any Director appointed by the Developer shall serve at the pleasure of the Developer, and may be removed from office, and a successor Director may be appointed, at any time by the Developer.

C. The names and addresses of the members of the first Board of Directors who shall hold office until the first annual meeting of the Members and until their successors are elected or appointed and have qualified, are as follows:

Susan D. Wood
414 Old Hard Road, Suite 502
Fleming Island, Florida 32003

Sandra Spencer
414 Old Hard Road, Suite 502
Fleming Island, Florida 32003

Mabry Edwards, Jr.
414 Old Hard Road, Suite 502
Fleming Island, Florida 32003

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VIII. OFFICERS.

A. The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Any two (2) or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedure set forth in the Bylaws. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Members and until their successors are duly elected and qualified are:

President	Susan D. Wood
Vice President / Secretary	Sandra Spencer
Treasurer & CFO	Mabry Edwards, Jr.

IX. CORPORATE EXISTENCE.

The Association shall have perpetual existence. These Articles shall become effective upon filing as prescribed by law.

X. BYLAWS.

The Board of Directors shall adopt Bylaws consistent with these Articles. Such Bylaws may be altered, amended, or repealed by resolution of the Board of Directors.

XI. AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS.

These Articles may be altered, amended or repealed upon the affirmative vote of Members holding a majority of the total votes allocated to the Members pursuant to these Articles.

XII. INCORPORATOR.

The name and address of the Incorporator is as follows:

Susan D. Wood
414 Old Hard Road, Suite 502
Fleming Island, Florida 32003

XIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS.

A. To the extent allowed by law, the Association hereby indemnifies any Director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

1. Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as a Director or officer of the Association or as a director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal thereof, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable grounds for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interest of the Association or that he had reasonable grounds for belief that such action was unlawful.

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2. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein if such person acted in good faith in the reasonable belief that such action was in the best interest of the Association. Such person shall not be entitled to indemnification in relation to matters to which such person has been adjudged to have been guilty of gross negligence or misconduct in the performance of his duty to the Association unless, and only to the extent that, the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

B. The Board of Directors shall determine whether amounts for which a Director or officer seek indemnification were properly incurred and whether such Director or officer acted in good faith in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

C. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

XIV. TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED.

A. No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or officers are Directors or officers, or in which they have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorizes the contract or transaction, or solely because his or their votes are counted for such purpose. All such contracts or transactions shall, however, be fair and reasonable and upon terms reasonably comparable to those which could be obtained in arms-length transactions with unrelated entities. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

B. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

XV. DISSOLUTION OF THE ASSOCIATION.

A. Upon dissolution of the Association, all of its assets remaining after provisions for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

1. Dedication to any applicable municipal or other governmental authority of any property determined by the Board of Directors of the Association to be appropriate for such dedication and which the authority is willing to accept.

2. Remaining assets shall be distributed among the Members, subject to the limitation set forth below, each Member's share of the assets to be determined by multiplying such remaining assets by a fraction the numerator of which is all amounts assessed by the Association since its organization against the portion of Property which is owned by the Member at that time, and the denominator of which is the total amount (excluding penalties and interest) assessed by the Association against all properties which at the time of dissolution are part of the Property. The year of dissolution shall count as a whole year for purposes of the preceding fractions.

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B. The Association may be dissolved upon a resolution to that effect being approved by a majority of the Board of Directors and by two-thirds (2/3) of the Members. In the event of incorporation by annexation or otherwise, of all or part of the Property by a political subdivision of the State of Florida, the Association may be dissolved in the manner set forth above.

C. In the event of termination, dissolution, merger, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42 027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution, merger, or liquidation.

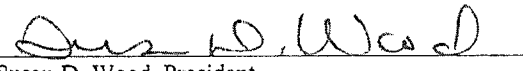
XVI. MERGERS AND CONSOLIDATIONS.

Subject to the provisions of the Declaration applicable to the Property and to the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall be approved in the manner provided by Chapter 617, Florida Statutes as the same may be amended from time to time. For purposes of any vote of the Members required pursuant to said statutes, for so long as the Developer shall own any portion of the Property, any such merger or consolidation shall require the Developer's prior approval.

XVII. AUTHORIZATION.

These Amended and Restated Articles of Incorporation were duly adopted by the Members and Directors of the Association named in the original Articles of Incorporation and the number of votes cast for these Amended and Restated Articles of Incorporation was sufficient for approval.

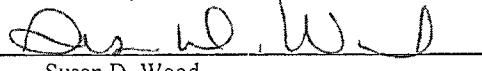
IN WITNESS WHEREOF, the undersigned has hereto set her hand and seal this 28th day of September, 2015.


Susan D. Wood, President

IN COMPLIANCE WITH SECTION 617 0501, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

GRAN LAKE OWNERS ASSOCIATION, INC., DESIRING TO ORGANIZE UNDER THE LAWS OF THE STATE OF FLORIDA WITH ITS PRINCIPAL PLACE OF BUSINESS AT 414 OLD HARD ROAD, SUITE 502, FLEMING ISLAND, FLORIDA 32003, HAS NAMED FLORIDIAN PROPERTY MANAGEMENT, LLC, WHOSE ADDRESS IS 414 OLD HARD ROAD, SUITE 502, FLEMING ISLAND, FLORIDA 32003, AS ITS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA. SAID REGISTERED AGENT'S ADDRESS IS THE CORPORATION'S REGISTERED OFFICE.

GRAN LAKE OWNERS
ASSOCIATION, INC.

By: 
Susan D. Wood
President
Dated: September 28th, 2015

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HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE NAMED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

FLORIDIAN PROPERTY MANAGEMENT, LLC

By: [Signature]
Name: Byron M. [Signature]
Title: Vice President, Legal

Registered Agent

Dated: September 29, 2015

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EXHIBIT "C"
BYLAWS
OF
GRAN LAKE OWNERS ASSOCIATION, INC.

I. DEFINITIONS.

All defined terms contained herein which are defined in the Declaration of Covenants and Restrictions for Gran Lake ("Declaration") to be recorded in the public records of St Johns County, Florida, and in the Articles of Incorporation of Gran Lake Owners Association, Inc., shall have the same meanings as such terms are defined in the Declaration and Articles of Incorporation.

II. LOCATION OF PRINCIPAL OFFICE.

The office of Gran Lake Owners Association, Inc. ("Association") shall be at 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003, or at such other place as may be established by resolution of the Board of Directors of the Association from time to time.

III. VOTING RIGHTS AND ASSESSMENTS.

A. Every person or entity who is a record fee simple owner of a Lot or any other portion of the Property, and the Developer as long as it owns any Property subject to the Declaration, shall be a member of the Association (the "Members") as provided in the Articles of Incorporation of the Association, and shall have the voting rights as set forth in the Articles of Incorporation, provided that any such person or entity who holds such interest only as a security for the performance of an obligation shall not be a Member. Membership shall be appurtenant to, and may not be separated from, ownership of any parcel within the Property.

B. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the highest lawful rate and shall result in the suspension of voting privileges during any period of such non-payment.

IV. BOARD OF DIRECTORS.

A. A majority of the Board of Directors of the Association (the "Board") shall constitute a quorum to transact business at any meeting of the Board, and the action of the majority present at a meeting at which a quorum is present shall constitute the action of the Board.

B. Any vacancy occurring on the Board because of death, resignation or other termination of services of any Director, shall be filled by the Board, except that the Developer, to the exclusion of other Members and/or the Board itself, shall fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by the

Developer. A Director elected or appointed to fill a vacancy shall be elected or appointed for the unexpired term of his predecessor in office and thereafter until his successor shall have been elected or appointed, and qualified.

V. ELECTION OF DIRECTORS.

A. Nominations for the election of Board members (other than Board members appointed by the Developer) shall be made by the Nominating Committee described in Article IX hereof, or upon petition in accordance with Section C. of this Article V. The Nominating Committee shall make as many nominations as it shall in its discretion determine.

B. The Developer shall, within fourteen (14) days of the date set for the annual meeting of the Association, notify the Secretary of the names of the Directors that such Owner is appointing to the Board.

C. Petitions for nominees shall also be accepted if signed by Members representing one-third (1/3) of the total votes held by the Members, and if received by the Secretary of the Association not less than thirty (30) days prior to the date fixed for the annual meeting of the Members. Nominations and notification of the vacancies being filled by the Developer shall be placed on the written ballot referenced in Section D of this Article V.

D. All elections to the Board shall be made on written ballots to be voted at the annual meeting, or in the discretion of the Board, by mail, provided such ballots are mailed to the Members not less than fifteen (15) days prior to the date fixed for the annual meeting. The ballots shall (i) describe the vacancies to be filled by the Members, (ii) set forth the names of those nominated for each such vacancy, and (iii) set forth the names of those appointed to the Board by the Developer. Each Member may cast the number of votes to which such Member is entitled as set forth in the Articles of Incorporation.

E. In order for an election of members of the Board to be valid and binding, the election must occur at a meeting of the Members at which a quorum is present; or if the election is conducted by mail, the Association must receive as of the date established by the Board for receipt of ballots, a number of ballots representing not less than a quorum of the Members.

F. The members of the Board elected or appointed in accordance with the procedures set forth in this Article V shall be deemed elected or appointed as of the date of the annual meeting of the Members.

VI. POWERS AND DUTIES OF THE BOARD OF DIRECTORS.

A. The Board of Directors shall have power:

1. To call meetings of the Members.
2. To appoint and remove at its pleasure all officers, agents and employees of the Association; and to prescribe their duties, fix their compensation, and require of them such

security or fidelity bond as it may deem expedient. Nothing contained in these Bylaws shall be construed to prohibit the employment of any Member, Officer or Director of the Association in any capacity whatsoever.

3. To establish, levy and assess, and collect the annual and special assessments necessary to operate the Association and carry on its activities, and to create such reserves as may be deemed appropriate by the Board.

4. To collect assessments on behalf of any other property owners association entitled to establish, levy and collect assessments from the Members of the Association.

5. To appoint committees, adopt and publish rules and regulations governing the use of the Common Areas or any portion thereof and the personal conduct of the Members and their guests thereon, including reasonable admission charges if deemed appropriate.

6. To authorize and cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.

7. To cause the financial records of the Association to be compiled, reviewed, or audited by an independent certified public accountant at such periodic intervals as the Board may determine in its sole discretion.

8. To exercise for the Association all powers, duties and authority vested in or delegated to the Association, except those reserved to Members in the Declaration or the Articles of Incorporation of the Association.

B. It shall be the duty of the Board of Directors:

1. To cause to be kept a complete record of all of its acts and corporate affairs.

2. To supervise all officers, agents and employees of this Association to insure that their duties are properly performed.

3. With reference to assessments of the Association:

(i) To fix the amount of annual assessments against each Member for each annual assessment period at least thirty (30) days in advance of such date or period;

(ii) To prepare and maintain a roster of the Members and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member; and

(iii) To send written notice of each assessment to every Member subject thereto.

VII. DIRECTORS MEETINGS.

A. Regular meetings of the Board shall be held on such date and at such time as the Board may establish. Notice of such meetings is hereby waived.

B. Special meetings of the Board shall be held when called by the President or Vice President of the Association or by any two (2) Directors, after not less than three (3) days notice to each Director.

C. Meetings of the Board of Directors shall be open to all Members and notices of meetings shall be posted in a conspicuous place within the Property at least forty-eight (48) hours in advance, except in an emergency. Notice of any meeting of the Board of Directors during which assessments are to be established, shall specifically contain a statement that the assessments shall be considered and a statement of the nature of such assessments.

D. The transaction of any business at any meeting of the Board, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum is present and, if either before or after the meeting, each of the Directors not present signs a waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents and approvals shall be filed with the corporate records of the Association and made a part of the minutes of the meeting.

VIII. OFFICERS.

A. The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as may be determined from time to time by the Board, in accordance with the Articles of Incorporation of the Association. The President shall be a member of the Board, but the other Officers need not be.

B. The Officers of the Association shall be elected by the Board at the annual meeting of the Board, which shall be held immediately following the annual meeting of the Association. New offices may be created and filled at any meeting of the Board. Each Officer shall hold office until his successor shall have been duly elected.

C. A vacancy in any office because of death, resignation, or other termination of service, may be filled by the Board for the unexpired portion of the term.

D. All Officers shall hold office for terms of one (1) year.

E. The President shall preside at all meetings of the Board, shall see that orders and resolutions of the Board are carried out and shall sign all notes, checks, leases, mortgages, deeds and all other written instruments.

F. The Vice President, or the Vice President so designated by the Board if there is more than one Vice President, shall perform all the duties of the President in his absence. The Vice President(s) shall perform such other acts and duties as may be assigned by the Board.

G. The Secretary shall be ex officio the secretary of the Board, and shall record the votes and keep the minutes of all meetings of the Members and of the Board of Directors in a book to be kept for that purpose. The Secretary shall keep all records of the Association and shall record in the book kept for that purpose all the names of the Members of the Association together with their addresses as registered by such members.

H. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association, and shall disburse such funds as directed by resolution of the Board, provided however, that a resolution of the Board shall not be necessary for disbursement made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer may, but need not, be a required signatory on checks and notes of the Association.

I. The Treasurer, or his appointed agent, shall keep proper books of account and cause to be prepared at the completion of each fiscal year an annual budget and an annual balance sheet statement, and the budget and balance sheet statement shall be open for inspection upon reasonable request by any Member.

J. With the approval of the Board of Directors, any or all of the Officers of the Association may delegate their respective duties and functions to a licensed and qualified property manager, provided, however, such property manager shall at all times be subject to the supervision and control of the Board of Directors.

IX. COMMITTEES.

A. The standing committees of the Association shall be the Nominating Committee and the Architectural Review Board. The Nominating Committee and Architectural Review Board shall have the duties, authority and functions as described in the Declaration and as elsewhere described in these Bylaws.

B. The Board shall have the power and authority to appoint such other committees as it deems advisable. Any committee appointed by the Board shall consist of a Chairman and two (2) or more other members and shall include a member of the Board. Committee members shall serve at the pleasure of the Board, and shall perform such duties and functions as the Board may direct.

X. BOOKS AND RECORDS.

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Association shall retain the minutes of all meetings of the Members and the Board of Directors for not less than seven (7) years.

XI. MEETINGS OF MEMBERS.

A. The annual meeting of the Members shall be held prior to November 30th of each year, at such time as the Board may designate, or at such other date and time as may be selected by the Board.

B. Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, by any two or more members of the Board or upon the written request of Members holding a majority of all the votes allocated to the entire Membership.

C. Notice of all meetings of the Members shall be given to the Members by the Secretary. Notice may be given to the Member personally or by sending a copy of the notice through the mail, postage fully prepaid, to his address appearing on the books of the Association or by electronically transmitting the notice to his email address appearing on the books of the Association or by any other means allowed by law. Each Member shall be responsible for registering his physical address, email address and telephone number with the Secretary and notice of the meeting shall be mailed to him at such physical address or sent electronically to such email address. Notice of the annual meeting of the Members shall be delivered at least fourteen (14) days in advance. Notice of any other meeting, regular or special, shall be mailed or electronically transmitted at least seven (7) days in advance of the meeting and shall set forth in general the nature of the business to be transacted; provided, however, that if the business of any meeting shall involve any action as governed by the Articles of Incorporation or the Declaration in which other notice provisions are provided for, notice shall be given or sent as therein provided.

D. The presence, in person or by proxy, of the Members holding not less than thirty percent (30%) of the total votes in the Association as established by the Articles of Incorporation, shall constitute a quorum of the Membership for any action governed by the Declaration, the Articles of Incorporation, or these Bylaws.

XII. PROXIES.

A. At all meetings of the Members, each Member may vote in person or by limited or general proxy.

B. All proxies shall be in writing and shall state the date of the proxy and the date, time and place of the meeting for which the proxy is given, and must be signed by the authorized Member giving the proxy. A proxy shall be effective only for the specific meeting for which it is given, as such meeting may be lawfully adjourned and reconvened from time to time. No proxy shall extend beyond a period of ninety (90) days from the date of the meeting for which it was originally given, and every proxy shall automatically cease upon the sale by the Member of his interest in the Property. All proxies shall be revocable at any time at the pleasure of the Member who executes same, and may include powers of substitution.

C. For elections of the Board of Directors, the Members shall vote in person by a written ballot that each Member personally casts or by proxy at a meeting of the Members.

XIII. SEAL.

The Association shall have a seal in circular form having within its circumference the words:

Gran Lake Owners Association, Inc., not for profit, 2013

XIV. AMENDMENTS.

These Bylaws may be altered, amended or rescinded by majority vote of the Board of Directors at a duly constituted meeting of the Board. Amendments shall be effective on the date of passage by the Board and no amendment need be recorded in the public records of St. Johns County, Florida.

XV. INCONSISTENCIES.

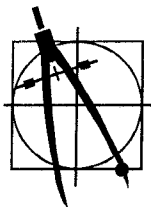
In the event of any inconsistency between the provisions of these Bylaws and the Declaration or Articles of Incorporation, the provisions of the Declaration and Articles of Incorporation shall control.

EXHIBIT "D"

Common Area

JAX_ACTIVE 3605649.4

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Bartram Trail Surveying, Inc.

1501 County Road 315, Suite 106
Green Cove Springs, FL 32043
Bartramtrail@bartramtrail.net

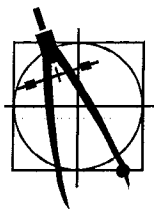
Office 904-284-2224
Fax 904-284-2258

DESCRIPTION: TRACT "A"

A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO. 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO. S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 5 COURSES: 1) NORTH 01°19'15" WEST, A DISTANCE OF 87.62 FEET; 2) NORTH 02°06'06" WEST, A DISTANCE OF 44.15 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 257, PAGE 490; 3) NORTH 02°06'06" WEST, A DISTANCE OF 2048.35 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 4) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 566.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°08'00" EAST AND A CHORD DISTANCE OF 564.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; 5) NORTH 12°22'05" EAST, A DISTANCE OF 845.55 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF WILLIAM H. AND DAVID E. JONES AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 638, OF THE PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SAID PUBLIC RECORDS, SOUTH 73°43'50" EAST, A DISTANCE OF 401.11 FEET; THENCE ALONG THE EASTERLY LINE OF SAID MENTIONED LANDS AND ALONG THE WESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 7, PAGE 638, NORTH 21°36'54" EAST, A DISTANCE OF 354.66 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LAST SAID LANDS, AND ALONG THE SOUTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SOUTH 69°17'22" EAST, A DISTANCE OF 281.54 FEET; THENCE DEPARTING SAID LINE, SOUTH 20°42'38" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 08°04'51" WEST, A DISTANCE OF 133.06 FEET; THENCE SOUTH 14°45'17" WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 05°50'26" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 41°14'46" EAST, A DISTANCE OF 48.26 FEET TO THE POINT OF BEGINNING OF TRACT "A" DESCRIBED HEREIN, BEING A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 97.32 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°43'56" EAST AND A CHORD DISTANCE OF 92.65 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°17'22" EAST, A DISTANCE OF 130.78 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 329.90 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°02'03" EAST AND A CHORD DISTANCE OF 293.75 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°13'16" WEST, A DISTANCE OF 8.78 FEET; THENCE SOUTH 41°00'18" WEST, A DISTANCE OF 110.10 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE

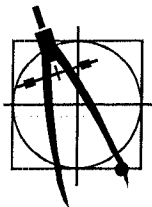


Bartram Trail Surveying, Inc.

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SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 704.44 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°54'49" EAST AND A CHORD DISTANCE OF 355.86 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°10'04" EAST, A DISTANCE OF 74.84 FEET; THENCE NORTH 25°13'16" EAST, A DISTANCE OF 31.17 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 133.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°35'36" EAST AND A CHORD DISTANCE OF 132.74 FEET) TO A POINT OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 158.25 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 60°20'17" EAST AND A CHORD DISTANCE OF 138.64 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°17'22" EAST, A DISTANCE OF 120.55 FEET TO A POINT OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 139.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 24°59'42" EAST AND A CHORD DISTANCE OF 125.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°17'58" WEST, A DISTANCE OF 555.95 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 135.76 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°44'46" WEST AND A CHORD DISTANCE OF 133.17 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 77.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°44'44" WEST AND A CHORD DISTANCE OF 74.80 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°42'07" WEST, A DISTANCE OF 109.41 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 667.78 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°59'47" WEST AND A CHORD DISTANCE OF 365.41 FEET) TO A POINT OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 183.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39°00'11" EAST AND A CHORD DISTANCE OF 153.15 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°17'58" WEST, A DISTANCE OF 315.22 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 314.79 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°22'17" WEST AND A CHORD DISTANCE OF 294.40 FEET) TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE NORTH 69°31'38" WEST, A DISTANCE OF 184.35 FEET TO A POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 382.01 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 51°57'02" WEST AND A CHORD DISTANCE OF 318.96 FEET); THENCE SOUTH 83°25'42" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 96.37 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°14'45" WEST AND A CHORD DISTANCE OF 89.52 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°03'49" WEST, A DISTANCE OF 89.59 FEET TO A POINT OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 108.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 35.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°28'52" WEST AND A CHORD DISTANCE OF 35.34 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°53'54" WEST, A DISTANCE OF 71.44 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 73.00 FEET; THENCE

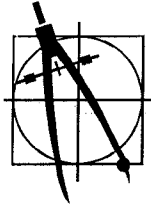


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NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 102.93 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°42'26" WEST AND A CHORD DISTANCE OF 94.61 FEET); THENCE SOUTH 87°53'54" WEST, A DISTANCE OF 2.94 FEET; THENCE NORTH 02°06'06" WEST, A DISTANCE OF 131.98 FEET TO A POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 494.60 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°23'09" WEST AND A CHORD DISTANCE OF 470.08 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.86 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75°47'21" EAST AND A CHORD DISTANCE OF 46.33 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°17'40" EAST, A DISTANCE OF 66.25 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 330.71 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°02'31" EAST AND A CHORD DISTANCE OF 289.27 FEET) TO A POINT OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1535.69 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°51'14" WEST AND A CHORD DISTANCE OF 170.91 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 242.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.66 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°32'21" WEST AND A CHORD DISTANCE OF 124.25 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 108.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.67 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 02°23'19" EAST AND A CHORD DISTANCE OF 117.02 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 103.91 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°09'06" WEST AND A CHORD DISTANCE OF 95.12 FEET) TO A POINT OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.32 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°06'33" WEST AND A CHORD DISTANCE OF 44.18 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°43'25" WEST, A DISTANCE OF 52.23 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 42.35 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°11'42" EAST AND A CHORD DISTANCE OF 41.42 FEET) TO A POINT OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.64 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°16'45" EAST AND A CHORD DISTANCE OF 93.98 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 208.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 157.22 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°46'54" WEST AND A CHORD DISTANCE OF 153.50 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 291.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.22 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°33'59" EAST AND A CHORD DISTANCE OF 17.21 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°48'15" EAST AND A CHORD DISTANCE OF 45.93 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 106.50 FEET; THENCE



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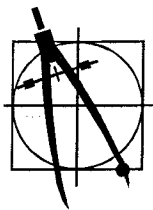
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NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 65.39 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°56'12" EAST AND A CHORD DISTANCE OF 64.37 FEET) TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 218.85 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°15'00" EAST AND A CHORD DISTANCE OF 206.57 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°16'38" WEST, A DISTANCE OF 66.07 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 105.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°14'18" EAST AND A CHORD DISTANCE OF 99.39 FEET) TO THE POINT OF BEGINNING OF TRACT "A" HEREIN DESCRIBED

CONTAINING 28.24 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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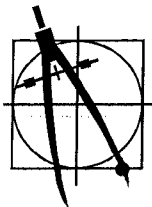
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DESCRIPTION: TRACT "B"

A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 5 COURSES: 1) NORTH $01^{\circ}19'15''$ WEST, A DISTANCE OF 87.62 FEET; 2) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 44.15 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 257, PAGE 490; 3) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 2048.35 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 4) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 566.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $05^{\circ}08'00''$ EAST AND A CHORD DISTANCE OF 564.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; 5) NORTH $12^{\circ}22'05''$ EAST, A DISTANCE OF 845.55 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF WILLIAM H. AND DAVID E. JONES AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 638, OF THE PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SAID PUBLIC RECORDS, SOUTH $73^{\circ}43'50''$ EAST, A DISTANCE OF 401.11 FEET; THENCE ALONG THE EASTERLY LINE OF SAID MENTIONED LANDS AND ALONG THE WESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 7, PAGE 638, NORTH $21^{\circ}36'54''$ EAST, A DISTANCE OF 354.66 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LAST SAID LANDS, AND ALONG THE SOUTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SOUTH $69^{\circ}17'22''$ EAST, A DISTANCE OF 281.54 FEET; THENCE DEPARTING SAID LINE, SOUTH $20^{\circ}42'38''$ WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH $08^{\circ}04'51''$ WEST, A DISTANCE OF 133.06 FEET; THENCE SOUTH $14^{\circ}45'17''$ WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH $05^{\circ}50'26''$ WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH $41^{\circ}14'46''$ EAST, A DISTANCE OF 48.26 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 105.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ}14'18''$ WEST AND A CHORD DISTANCE OF 99.39 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $18^{\circ}16'38''$ EAST, A DISTANCE OF 66.07 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 218.85 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ}15'00''$ WEST AND A CHORD DISTANCE OF 206.57 FEET) TO THE POINT OF BEGINNING OF TRACT "B" DESCRIBED HEREIN, BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 106.50 FEET.

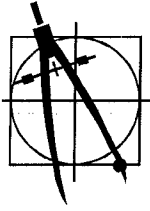


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FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 65.39 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $09^{\circ}56'12''$ WEST AND A CHORD DISTANCE OF 64.37 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $06^{\circ}48'15''$ WEST AND A CHORD DISTANCE OF 45.93 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 291.11 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.22 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $19^{\circ}33'59''$ WEST AND A CHORD DISTANCE OF 17.21 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 157.22 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $03^{\circ}46'54''$ EAST AND A CHORD DISTANCE OF 153.50 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.64 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $05^{\circ}16'45''$ WEST AND A CHORD DISTANCE OF 93.98 FEET) TO A POINT OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 42.35 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $18^{\circ}11'42''$ WEST AND A CHORD DISTANCE OF 41.42 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $02^{\circ}43'25''$ EAST, A DISTANCE OF 52.23 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.32 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $25^{\circ}06'33''$ EAST AND A CHORD DISTANCE OF 44.18 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 103.91 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $06^{\circ}09'06''$ EAST AND A CHORD DISTANCE OF 95.12 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 108.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.67 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $02^{\circ}23'19''$ WEST AND A CHORD DISTANCE OF 117.02 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 242.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.66 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ}32'21''$ EAST AND A CHORD DISTANCE OF 124.25 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1535.69 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $03^{\circ}51'14''$ EAST AND A CHORD DISTANCE OF 170.91 FEET) TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 124.92 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $29^{\circ}45'31''$ WEST AND A CHORD DISTANCE OF 122.61 FEET); THENCE NORTH $35^{\circ}44'12''$ EAST, A DISTANCE OF 47.50 FEET; THENCE NORTH $02^{\circ}43'25''$ WEST, A DISTANCE OF 67.37 FEET; THENCE SOUTH $87^{\circ}16'35''$ WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH $02^{\circ}43'25''$ EAST, A DISTANCE OF 82.08 FEET; THENCE SOUTH $35^{\circ}44'12''$ WEST, A DISTANCE OF 4.48 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 187.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 216.98 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $88^{\circ}39'39''$ WEST AND A CHORD DISTANCE OF 205.01 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $55^{\circ}25'11''$ WEST, A DISTANCE OF 90.50 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.33 FEET



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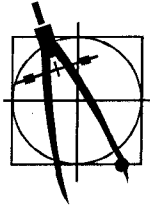
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(SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°36'29" WEST AND A CHORD DISTANCE OF 207.66 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°39'02" WEST, A DISTANCE OF 8.11 FEET; THENCE NORTH 02°06'06" WEST, A DISTANCE OF 151.31 FEET; THENCE SOUTH 87°53'54" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 02°06'06" WEST, A DISTANCE OF 161.32 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1967.01 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 496.76 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°08'00" EAST AND A CHORD DISTANCE OF 495.44 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°22'05" EAST, A DISTANCE OF 407.20 FEET; THENCE SOUTH 77°37'55" EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 94.34 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 48°24'18" EAST AND A CHORD DISTANCE OF 88.25 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 84°26'31" EAST, A DISTANCE OF 24.58 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 474.11 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°35'24" EAST AND A CHORD DISTANCE OF 356.95 FEET) TO THE POINT OF BEGINNING OF TRACT "B" HEREIN DESCRIBED.

CONTAINING 13.48 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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DESCRIPTION: TRACT "C"

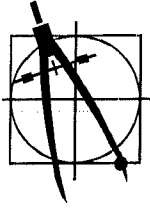
A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO. 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO. S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 4 COURSES: 1) NORTH $01^{\circ}19'15''$ WEST, A DISTANCE OF 87.62 FEET; 2) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 44.15 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 257, PAGE 490; 3) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 2048.35 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 4) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 217.36 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $00^{\circ}40'33''$ EAST AND A CHORD DISTANCE OF 217.28 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $49^{\circ}17'36''$ EAST AND A CHORD DISTANCE OF 35.87 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $84^{\circ}52'00''$ EAST, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF TRACT "C" DESCRIBED HEREIN.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH $84^{\circ}52'00''$ EAST, A DISTANCE OF 49.41 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2142.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 230.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $00^{\circ}58'51''$ WEST AND A CHORD DISTANCE OF 230.36 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $02^{\circ}06'06''$ EAST, A DISTANCE OF 288.66 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 277.69 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $23^{\circ}18'56''$ EAST AND A CHORD DISTANCE OF 271.39 FEET); THENCE SOUTH $87^{\circ}53'54''$ WEST, A DISTANCE OF 173.20 FEET; THENCE NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 541.66 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2217.01 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 214.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $00^{\circ}39'59''$ EAST AND A CHORD DISTANCE OF 214.11 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.01 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $49^{\circ}17'01''$ EAST AND A CHORD DISTANCE OF 35.88 FEET) TO THE POINT OF BEGINNING OF TRACT "C" HEREIN DESCRIBED.

CONTAINING 1.51 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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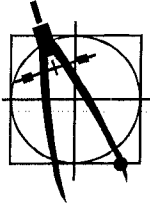
Office 904-284-2224
Fax 904-284-2258

DESCRIPTION: TRACT "D"

A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO. 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO. S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 5 COURSES: 1) NORTH $01^{\circ}19'15''$ WEST, A DISTANCE OF 87.62 FEET; 2) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 44.15 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 257, PAGE 490; 3) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 2048.35 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 4) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 566.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $05^{\circ}08'00''$ EAST AND A CHORD DISTANCE OF 564.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; 5) NORTH $12^{\circ}22'05''$ EAST, A DISTANCE OF 845.55 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF WILLIAM H. AND DAVID E. JONES AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 638, OF THE PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SAID PUBLIC RECORDS, SOUTH $73^{\circ}43'50''$ EAST, A DISTANCE OF 25.06 FEET TO THE POINT OF BEGINNING OF TRACT "D" DESCRIBED HEREIN.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID LINE, SOUTH $73^{\circ}43'50''$ EAST, A DISTANCE OF 376.05 FEET; THENCE DEPARTING SAID LINE, SOUTH $05^{\circ}33'29''$ EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH $84^{\circ}26'31''$ WEST, A DISTANCE OF 55.34 FEET TO A POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 471.72 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $48^{\circ}24'18''$ WEST AND A CHORD DISTANCE OF 441.23 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $12^{\circ}22'05''$ WEST, A DISTANCE OF 407.20 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2142.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 230.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $09^{\circ}17'09''$ WEST AND A CHORD DISTANCE OF 230.36 FEET); THENCE NORTH $84^{\circ}52'00''$ WEST, A DISTANCE OF 49.41 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.01 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $39^{\circ}01'01''$ WEST AND A CHORD DISTANCE OF 35.88 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2217.01 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 214.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $09^{\circ}36'01''$ EAST AND A CHORD DISTANCE OF 214.11



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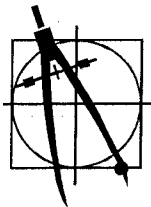
1501 County Road 315, Suite 106
Green Cove Springs, FL 32043
Bartramtrail@bartramtrail.net

Office 904-284-2224
Fax 904-284-2258

FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°22'05" EAST, A DISTANCE OF 843.85
FEET TO THE POINT OF BEGINNING OF TRACT "D" HEREIN DESCRIBED

CONTAINING 2.86 ACRES MORE OR LESS

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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DESCRIPTION: TRACT "E"

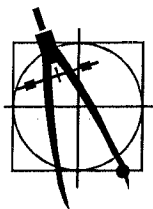
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FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 541.66 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 217.36 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $00^{\circ}40'33''$ EAST AND A CHORD DISTANCE OF 217.28 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $49^{\circ}17'36''$ EAST AND A CHORD DISTANCE OF 35.87 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $84^{\circ}52'00''$ EAST, A DISTANCE OF 25.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.01 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $49^{\circ}17'01''$ WEST AND A CHORD DISTANCE OF 35.88 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2217.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 214.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $00^{\circ}39'59''$ WEST AND A CHORD DISTANCE OF 214.11 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $02^{\circ}06'06''$ EAST, A DISTANCE OF 541.66 FEET; THENCE SOUTH $87^{\circ}53'54''$ WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF TRACT "E" HEREIN DESCRIBED.

CONTAINING 0.45 ACRES MORE OR LESS

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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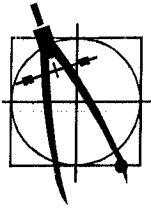
Office 904-284-2224
Fax 904-284-2258

DESCRIPTION: TRACT "F"

A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET, RUN NORTHERLY AN ARC DISTANCE OF 217.36 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $09^{\circ}35'27''$ EAST AND A CHORD DISTANCE OF 217.28 FEET) TO A POINT OF TANGENCY OF SAID CURVE; 2) NORTH $12^{\circ}22'05''$ EAST, A DISTANCE OF 845.55 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF WILLIAM H. AND DAVID E. JONES AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 638, OF THE PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SAID PUBLIC RECORDS, SOUTH $73^{\circ}43'50''$ EAST, A DISTANCE OF 25.06 FEET; THENCE DEPARTING SAID LINE, SOUTH $12^{\circ}22'05''$ WEST, A DISTANCE OF 843.85 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2217.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 214.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $09^{\circ}36'01''$ WEST AND A CHORD DISTANCE OF 214.11 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.01 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $39^{\circ}01'01''$ EAST AND A CHORD DISTANCE OF 35.88 FEET); THENCE NORTH $84^{\circ}52'00''$ WEST, A DISTANCE OF 25.01 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $39^{\circ}01'36''$ WEST AND A CHORD DISTANCE OF 35.87 FEET) TO THE POINT OF BEGINNING OF TRACT "F" HEREIN DESCRIBED.



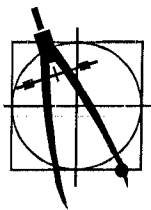
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CONTAINING 0.62 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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DESCRIPTION: TRACT "G"

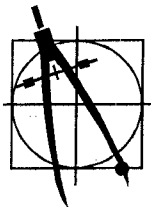
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FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 84°52'00" EAST, A DISTANCE OF 100.66 FEET TO A POINT OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°46'43" EAST AND A CHORD DISTANCE OF 34.79 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2017.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 4.94 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°14'21" WEST AND A CHORD DISTANCE OF 4.94 FEET); THENCE NORTH 86°49'52" WEST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2142.01 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 33.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°36'58" EAST AND A CHORD DISTANCE OF 33.43 FEET) TO THE POINT OF BEGINNING OF TRACT "G" HEREIN DESCRIBED.

CONTAINING 0.09 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA



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Office 904-284-2224
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DESCRIPTION: TRACT "H"

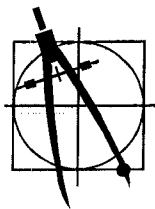
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FROM THE POINT OF BEGINNING THUS DESCRIBED, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2142.01 FEET, RUN NORTHERLY AN ARC DISTANCE OF 34.36 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $06^{\circ}39'46''$ EAST AND A CHORD DISTANCE OF 34.36 FEET); THENCE SOUTH $82^{\circ}52'39''$ EAST, A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2017.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 5.81 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $07^{\circ}02'24''$ WEST AND A CHORD DISTANCE OF 5.81 FEET) TO A POINT OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $51^{\circ}02'43''$ WEST AND A CHORD DISTANCE OF 34.79 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $84^{\circ}52'00''$ WEST, A DISTANCE OF 100.66 FEET TO THE POINT OF BEGINNING OF TRACT "H" HEREIN DESCRIBED.

CONTAINING 0.09 ACRES MORE OR LESS

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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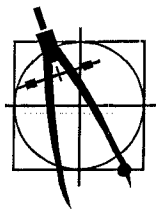
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Green Cove Springs, FL 32043
Bartramtrail@bartramtrail.net

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DESCRIPTION: TRACT "I"

A PARCEL OF LAND BEING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SAID ANTONIO HEURTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO. 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO. S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 5 COURSES: 1) NORTH $01^{\circ}19'15''$ WEST, A DISTANCE OF 87.62 FEET; 2) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 44.15 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 257, PAGE 490; 3) NORTH $02^{\circ}06'06''$ WEST, A DISTANCE OF 2048.35 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2242.01 FEET; 4) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 566.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $05^{\circ}08'00''$ EAST AND A CHORD DISTANCE OF 564.70 FEET) TO A POINT OF TANGENCY OF SAID CURVE; 5) NORTH $12^{\circ}22'05''$ EAST, A DISTANCE OF 845.55 FEET TO THE NORTHWEST CORNER OF THE PROPERTY OF WILLIAM H. AND DAVID E. JONES AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 638, OF THE PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SAID PUBLIC RECORDS, SOUTH $73^{\circ}43'50''$ EAST, A DISTANCE OF 401.11 FEET; THENCE ALONG THE EASTERLY LINE OF SAID MENTIONED LANDS AND ALONG THE WESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 7, PAGE 638, NORTH $21^{\circ}36'54''$ EAST, A DISTANCE OF 354.66 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LAST SAID LANDS, AND ALONG THE SOUTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SOUTH $69^{\circ}17'22''$ EAST, A DISTANCE OF 281.54 FEET; THENCE DEPARTING SAID LINE, SOUTH $20^{\circ}42'38''$ WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH $08^{\circ}04'51''$ WEST, A DISTANCE OF 133.06 FEET; THENCE SOUTH $14^{\circ}45'17''$ WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH $05^{\circ}50'26''$ WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH $41^{\circ}14'46''$ EAST, A DISTANCE OF 48.26 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 105.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ}14'18''$ WEST AND A CHORD DISTANCE OF 99.39 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $18^{\circ}16'38''$ EAST, A DISTANCE OF 66.07 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 218.85 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ}15'00''$ WEST AND A CHORD DISTANCE OF 206.57 FEET) TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 65.39 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $09^{\circ}56'12''$ WEST AND A CHORD DISTANCE OF 64.37 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $06^{\circ}48'15''$ WEST AND A CHORD DISTANCE OF 45.93 FEET) TO A POINT OF A REVERSE CURVE CONCAVE



Bartram Trail Surveying, Inc.

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Green Cove Springs, FL 32043
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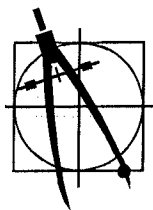
Office 904-284-2224
Fax 904-284-2258

EASTERLY, HAVING A RADIUS OF 291.11 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.22 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°33'59" WEST AND A CHORD DISTANCE OF 17.21 FEET) TO A POINT OF A COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 208.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 157.22 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°46'54" EAST AND A CHORD DISTANCE OF 153.50 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.64 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°16'45" WEST AND A CHORD DISTANCE OF 93.98 FEET) TO A POINT OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 42.35 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°11'42" WEST AND A CHORD DISTANCE OF 41.42 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°43'25" EAST, A DISTANCE OF 52.23 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.32 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°06'33" EAST AND A CHORD DISTANCE OF 44.18 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 103.91 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°09'06" EAST AND A CHORD DISTANCE OF 95.12 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 108.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.67 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°23'19" WEST AND A CHORD DISTANCE OF 117.02 FEET) TO A POINT OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 242.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.66 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°32'21" EAST AND A CHORD DISTANCE OF 124.25 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1535.69 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°51'14" EAST AND A CHORD DISTANCE OF 170.91 FEET) TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 124.92 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°45'31" WEST AND A CHORD DISTANCE OF 122.61 FEET) TO THE POINT OF BEGINNING OF TRACT "I" DESCRIBED HEREIN.

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CONTAINING 0.13 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



Bartram Trail Surveying, Inc.

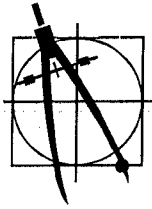
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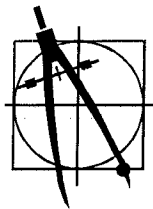
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FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 02°43'25" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°16'35" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02°43'25" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°16'35" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF TRACT "J" HEREIN DESCRIBED.

CONTAINING 0.06 ACRES MORE OR LESS

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



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DESCRIPTION: TRACT "K"

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FROM THE POINT OF BEGINNING THUS DESCRIBED RUN ALONG THE EASTERLY LINE OF SAID MENTIONED LANDS AND ALONG THE WESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 7, PAGE 638, NORTH 21°36'54" EAST, A DISTANCE OF 354.66 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LAST SAID LANDS, AND ALONG THE SOUTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1091, PAGE 891, SOUTH 69°17'22" EAST, A DISTANCE OF 281.54 FEET; THENCE DEPARTING SAID LINE, SOUTH 20°42'38" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 69°17'22" WEST, A DISTANCE OF 247.09 FEET; THENCE SOUTH 21°36'54" WEST, A DISTANCE OF 320.21 FEET; THENCE SOUTH 17°59'00" WEST, A DISTANCE OF 25.26 FEET; THENCE SOUTH 84°26'31" WEST, A DISTANCE OF 21.05 FEET; THENCE NORTH 05°33'29" WEST, A DISTANCE OF 39.14 FEET TO THE POINT OF BEGINNING OF TRACT "K" HEREIN DESCRIBED.

CONTAINING 0.50 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA

PREPARED BY AND RETURN TO:
FRANK E. MILLER, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR GRAN LAKE

This First Amendment is made effective as of the 17 day of October, 2016, by **GRAN LAKE, INC.**, a Florida corporation ("Developer").

RECITALS:

A. The Declaration of Covenants and Restrictions for Gran Lake has previously been recorded in Official Records Book 4094, at page 1882, of the public records of St. Johns County, Florida (the "Declaration").

B. Pursuant to Developer's right to amend as set forth in Section 11.6 of the Declaration, the undersigned does hereby amend the Declaration as more particularly set forth herein.

NOW THEREFORE, the Developer hereby amends the Declaration as follows:

1. **Sidewalks.** A new Section 8.35 is hereby added to the Declaration as follows:

"Section 8.35 **Sidewalks.** Any Owner of a Lot developing a Unit on such Lot shall construct any sidewalk on or in front of such Lot, in accordance with the subdivision construction plans submitted to and approved by St. Johns County. Such sidewalk shall be completed prior to the issuance of a certificate of occupancy for such Lot."

2. **Ratification.** Except as specifically amended hereby, all of the terms and provisions of the Declaration shall remain unchanged and in full force and effect.

JAX_ACTIVE 3764692.1

IN WITNESS WHEREOF, the Developer has executed and delivered this First Amendment as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

DEVELOPER:

GRAN LAKE, INC.,
a Florida corporation

Sandra Spencer
(Signature)

Sandra Spencer
(Print Name)

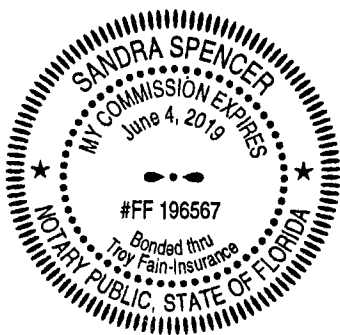
[Signature]
(Signature)

Herbert F. Boyett
(Print Name)

By: James Ricky Wood
Name: James Ricky Wood
Title: President

STATE OF FLORIDA)
) SS
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me this 17 day of October, 2016 by James Ricky Wood, the President of Gran Lake, Inc., a Florida corporation, on behalf of the corporation.



Sandra Spencer
(Print Name Sandra Spencer)
NOTARY PUBLIC, State of
Florida at Large
Commission # FF196567
My Commission Expires: 6-4-19
Personally Known ☒
or Produced I.D. ☐
[check one of the above]
Type of Identification Produced