

OFFICIAL RECORDS

R. R. CRABTREE, ESQUIRE
COKER, MYERS, SCHICKEL, COOPER
& SORENSON, P.A.
136 EAST BAY STREET
JACKSONVILLE, FLORIDA 32202AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ST. JOHNS LANDINGThis Amendment is made this 20th day of June, 1990 by
WALTER T. BONEY, Declarant,

W I T N E S S E T H:

WHEREAS, the Declarant is the majority owner of the lots in St. Johns Landing lying in Duval County, Florida, and more particularly described in Exhibit "A" attached hereto, and shown in the Plat thereof recorded in Plat Book 40, pages 55, 55(a), 55(b), 55(c), 55(d), 55(e) and 55(f), Public Records of Duval County, Florida; and

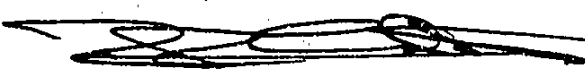
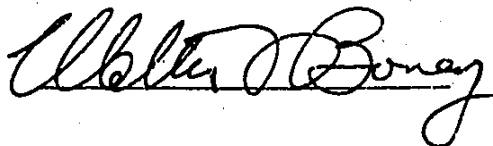
WHEREAS, Declarant has established a general plan for the improvement and development of the property, which general plan is and will be for the benefit of the present and future owners of all or any part of the property and shall inure to the benefit of an run with each and every part of the property; said general plan being evidenced by the Declaration of Covenants, Conditions and Restrictions for St. Johns Landing recorded in Official Records Volume 5929, pages 2063 through 2083 of the Public Records of Duval County, Florida;

NOW THEREFORE, in consideration of the promises, the Declarant by his signature below hereby consents to a specific amendment to the Declaration of Covenants, Conditions and Restrictions for St. Johns Landing, allowing residents of Hidden Hills Country Club Estates to become associate members of St. Johns Landing Owners' Association, Inc., and to share in each and every privilege of an associate membership as provided in the existing covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, the Declarant of St. Johns Landing has executed this indenture the day and year first above written.

Signed, sealed and delivered
in the presence of:

ST. JOHNS LANDING


Phyllis D. Vaccaro

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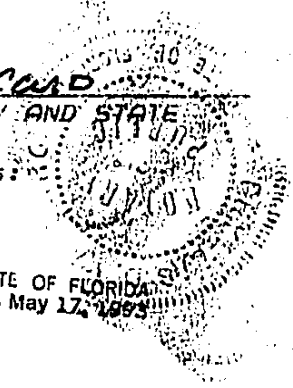
STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 20th day of June, 1990 by WALTER T. BONEY, Declarant and owner of the majority of St. Johns Landing, a subdivision lying in Duval County, Florida.

Phyllis J. Vaccaro

NOTARY PUBLIC, COUNTY AND STATE
AFORESAID
My Commission Expires:



NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 17, 1993

A tract of land lying in Township 1 South, Range 24 East, Duval County, Florida, South of Fulton Dames Point Cutoff, being a portion of Government Lot 8 and portions of the approved swamp selection in Section 29, as shown on the Plat of said Township, approved by the Bureau of Land Management, October 5, 1949; a portion of the A. Atkinson Grant, Sections 47 and 49; and including portions of the amended Plat of the Town of Fulton, as recorded in Plat Book 2, page 58, of the Public Records of said County, being more particularly described as follows: Begin at the intersection of the westerly right of way line of Fulton Road (also known as County Road 64, a 60.00 foot right of way as now established), with the Northerly Boundary line of Lot 14, Block 18, Beacon Hills and Harbor Unit 1A, as recorded in Plat Book 31, page 55, of the Public Records of said County, thence run Northwesterly and Southwesterly along the Boundary of the aforesaid Plat of Beacon Hills and Harbor Unit 1A the following six (6) courses and distances: Course No. One (1), thence North $41^{\circ}05'01''$ West, 37.90 feet; Course No. Two (2), thence North $46^{\circ}06'30''$ West, 177.83 feet to the Northwesterly corner thereof; Course No. Three; Course No. Three (3), thence South $38^{\circ}57'05''$ West, 120.01 feet; Course No. Four (4), thence South $44^{\circ}58'45''$ West, 60.36 feet; Course No. Five (5), South $34^{\circ}37'32''$ West, 114.76 feet; Course No. Six (6), thence South $72^{\circ}23'48''$ West, 44.59 feet; thence North $24^{\circ}07'52''$ West, departing from the Boundary of the aforesaid Plat of Beacon Hills and Harbor Unit 1A, 273.09 feet to a point situated on a curve; thence along and around the Arc of the curve leading to the left, said curve being concave Southerly and having a radius of 646.54 feet, an arc length of 180.63 feet, said arc being subtended by a chord bearing and distance of North $81^{\circ}23'2''$ West, 187.96 feet to a point of tangency; thence North $89^{\circ}44'50''$ West, 345.66 feet; thence North $61^{\circ}35'29''$ West, 189.43 feet; thence North $00^{\circ}51'39''$ East, 797.87 feet; thence North $26^{\circ}41'17''$ East, 289.58 feet; thence North $02^{\circ}14'52''$ West, 248.08 feet; thence South $87^{\circ}45'08''$ West, 17.84 feet; thence North $02^{\circ}14'52''$ West, 50.00 feet; thence North $87^{\circ}45'08''$ East, 63.00 feet; thence North $02^{\circ}14'52''$ West, 136 feet more or less to the top of Bluff at the extreme high water of the Fulton Dames Point Cutoff; thence run in an Easterly direction along the meanderings of said Bluff and said mean high water line, 1375 feet, more or less, to its intersection with the Westerly right of way line (or the Northerly prolongation thereof), of the aforementioned Fulton Road; thence continue South $0^{\circ}00'50''$ West along said westerly right of way line of Fulton Road, 1026 feet more or less to a point of curvature; thence along and around the Arc of the curve leading to the right, said curve being concave Northwesterly and having a radius of 543.64 feet, an arc length of 454.16 feet, said arc being subtended by a chord bearing and distance of South $24^{\circ}28'25''$ West, 450.19 feet to a point representing a non-tangent line, thence South $46^{\circ}58'08''$ West 164.95 feet to the Northeasterly corner of the aforementioned Lot 14, Block 14, Beacon Hills and Harbor Unit 1A, said point also being the Point of Beginning.

ALSO KNOWN AS that certain Tract of Land lying and being in Duval County, Florida known as St. Johns Landing, Unit 1 as recorded in Plat Book 40, pages 55, 55(a), 55(b), 55(c), 55(d), 55(e) and 55(f) of the current public records of Duval County, Florida.

A tract of land lying in Township 1 South, Range 28 East, Jacksonville, Duval County, South of the Fulton Dames Cutoff, a portion of Government Lot 8, and portions of a Selection in Section 29, as shown on the Plat of said Township, approved by the Bureau of Land Management, October 5, 1949; a portion of the Atkinson Grant, Sections 47 and 49; a portion of the F. R. Sanchez Grant, Section 50; and including portions of the Amended Plat of the Town of Fulton, as recorded in Plat Book 2, page 58, of the Public Records of said County, said tract of land being more particularly described as follows: BEGIN at the Northeast corner of Lot 1, Block 1, Harbour Woods, Unit One, recorded in the Public Records of said County, in Plat Book 25, Pages 55, 55A, and 55B, thence run North 89°46'02" West, along the Northerly line of said Lot 1 and along the Northerly line of the lands described and recorded in Official Records Volume 4519, Page 572 of the Public Records of said County, 880.18 feet to the Southeast corner of the water plant site according to the deed recorded in Official Records Volume 5477, Page 1171 of the Public Records of said County; thence North 00°14'15" East along the Easterly line of last mentioned lands, 164.69 feet to the Northeast corner thereof; thence North 89°44'44" West along the Northerly line of last mentioned lands, 155.41 feet to the Northwest corner thereof; thence South 00°13'24" West along the Westerly line of last mentioned lands, 164.52 feet to the Southwest corner thereof; thence North 89°45'35" West along the Northerly line of said lands described in Official Records Volume 4519, Page 572, and along the Westerly prolongation thereof, 2223.00 feet to a point intersecting the Southerly line of the lands described and recorded in Official Records Volume 5612, Page 364 of Public Records of said County; thence North 52°16'20" East along last mentioned Southeasterly line, 127.00 feet to the most Easterly corner thereof; thence North 38°24'52" West along the Northeasterly line of last mentioned lands 331.26 feet to the Northwesterly corner thereof, said corner also being the Northeasterly corner of the lands described and recorded in Official Records Volume 5477, Page 1171 of the Public Records of said County, thence North 37°24'57" West along the Northeasterly line of last mentioned lands, 299.97 feet to the Northwesterly corner thereof, thence South 52°37'20" West along the Northwesterly line of last mentioned lands, 247.50 feet to the most Westerly corner thereof; thence continue the following three (3) Courses and Distances along the line common to Sections 29 and 50 and Sections 29 and 49: Course No. One (1) thence North 38°20'07" West 151.61 feet; Course No. Two (2), thence North 08°37'07" West, 526.62 feet; Course No. Three (3), North 24°05'38" West, 481.39 feet; thence North 00°52'48" East, with the intent to be parallel to and 500.00 feet East (as measured at right angles) of the West line of said Section 29, 316.00 feet, more or less, to the top of bluff at the extreme high water line of the Fulton Dames Point Cutoff; thence run in an Easterly direction along the meanderings of said bluff and mean high water line, 4900.00 feet, more or less to its intersection with the Westerly right of way line (for the Northerly prolongation thereof) of Fulton Road also known as County Road No. 64 (a 60.00 foot right of way as now established); thence South 00°00'50" West along the Westerly right of way line of said Fulton Road 985.00 feet, more or less, to its intersection with the Northerly right of way line of Caroline Street (a 60.00 foot right of way as now established); thence North 89°35'40" West along the Northerly right of way line of said Caroline Street, 1192.17 feet to an angle point; thence North 89°44'48" West continuing along said Northerly right of way line 375.41 feet to an angle point; thence North 89°45'02" West continuing along said Northerly right of way line 30.37 feet; thence South 00°10'34" West to the Northwest corner of the Wennemacher Stubbs Property (formerly the William Rivers Property) according to the deed recorded in Official Records Volume 5154, Page 937 of the Public Records of said County said corner is also lying on the Southerly right of way of the aforementioned Caroline Street; thence South 89°56'40" East along the Northerly line of said Wennemacher Stubbs Property and the Southerly right of way line of said Caroline Street, 30.00 feet to an angle point; thence continue South 89°51'16" East along

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last said line, 375.28 feet to angle point in the Southerly right of way line of Caroline Street, said angle point in the east corner of the aforementioned Weinmacker property; thence South 89°34'19" East continuing along the Southerly right of way line of said Caroline Street, 1192.74 feet to a point situate on a curve leading to the right in the Westerly right of way line of the aforementioned Fulton Road; thence along and around the arc of the curve in said Westerly right of way line of Fulton Road, said curve being concave Northwesterly and having a radius of 543.64 feet, an arc length of 452.22 feet, said arc being subtended by a chord bearing and distance of South 25°03'21" West, 440.11 feet to a point of tangency; thence South 48°58'08" West continuing along said Westerly right of way line of Fulton Road, 164.95 feet to the Northeastly corner of Lot 14, Block 18, Beacon Hills and Harbour Unit One A, as recorded in Plat Book 31, Page 55, of the Public Records of said County; thence in a Northwesterly and a Southwesterly direction run the follow eight (8) Courses and Distances along the Southerly and Westerly boundary of the aforementioned plat of Beacon Hills and Harbour Unit One A; Course No. One (1), thence North 41°05'01" West, departing from said Westerly right of way line of Fulton Road, 37.90 feet; Course No. Two (2), thence North 40°06'30" West, 117.83 feet; Course No. Three (3), thence South 38°57'05" West, 120.01 feet; Course No. Four (4), thence South 44°58'44" West, 60.36 feet; Course No. Five (5), thence South 34°37'32" West 114.76 feet; Course No. Six (6), thence South 72°23'47" West, 44.59 feet; Course No. Seven (7), South 41°54'16" West, 130.80 feet; Course No. Eight (8), thence South 61°41'03" West, 75.50 feet to the Northwestly corner of Lot 45, Block 26, of the aforementioned Beacon Hills and Harbour Unit One A, said corner also being the Northeastly corner of the lands described and recorded in Official Records Volume 4756, Page 1089 of the Public Records of said County, said point is also situate on a curve leading to the left; thence in a Westerly, a Southerly, and on Easterly direction run the following Four (4), Courses and Distances along the Northwesterly, Westerly, and Southerly boundary line of the last said lands; Course No. One (1), thence along and around the arc of the curve, said curve being concave Southerly and having a radius of 110.00 feet, an arc length of 39.89 feet, said arc being subtended by a chord bearing and distance of North 82°06'53" West, 39.77 feet to a point intersecting a non-tangent line; Course No. Two (2), thence North 89°52'30" West, 58.09 feet; Course No. Three (3), thence South 00°01'11" West, 125.30 feet; Course No. Four (4), thence North 89°11'03" East, 18.46 feet to the Northwest corner of the lands described and recorded in Official Records Volume 3737, Page 1098, of the Public Records of said County, thence continue in a Southerly and Easterly direction along the boundary line of the lands described in last said Official Records Volume in the following Three (3), Courses and Distances; Course No. One (1), thence South 07°29'27" West, 126.02 feet; Course No. Two (2), thence South 62°34'23" East, 16.07 feet to a point intersecting a non-tangent curve leading to the right; Course No. Three (3), thence along and around said curve, said curve being concave Southerly and having a radius of 272.01 feet, an arc length of 61.73 feet, said arc being subtended by a chord bearing and distance of South 21°10'58" East, 91.29 feet to a point situate on a curve in the Westerly right of way line of said Fulton Road; thence continue along and around the arc of a curve leading to the left in the Westerly right of way line of said Fulton Road, said curve being concave Easterly and having a radius of 603.64 feet, an arc length of 191.91 feet, said arc being subtended by a chord bearing and distance of South 09°24'19" West, 191.03 feet to a point intersecting a non-tangent line in the Westerly right of way line of said Fulton Road; thence South 00°14'57" West, 20.01 feet to the POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

A tract of Land lying and being in Duval County, Florida described in and being recorded in Official Records Volume 3410, page 103, titled "C&A Tract", in the Public Records of said County

and

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY, FLA.
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