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Prepared by and Record and Return to:  
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Public Records of  
St. Johns County, FL  
Clerk# 02-022888  
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**FIRST AMENDMENT TO  
DECLARATION OF EASEMENTS, COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
PONTE VEDRA EAST**

**THIS AMENDMENT made this 18th day of April, 2002, by PONTE VEDRA EAST, L.L.C., a Florida limited liability company, ("Developer").**

**RECITALS**

A. Developer subjected certain land to the Declaration of Easements, Covenants, Conditions and Restrictions for Ponte Vedra East, as recorded in Official Records Book 1652, page 729 et seq. of the public records of St. Johns County, Florida. The property is more particularly described on the revised **Exhibit A** attached hereto and incorporated herein.

B. Developer desires to amend the following provisions and add where necessary language to express clarity, alleviate ambiguity, and otherwise modify the provisions referenced herein below.

**NOW, THEREFORE**, in consideration of the premises, the Developer hereby amends the original Recitals as follows:

Section A. (page 1) of the original Recital shall be modified as reflected on the revised Exhibit A attached hereto and incorporated herein.

**NOW, THEREFORE**, in consideration of the premises, the Developer hereby amends the original Declaration as follows:

Section 4.1 Common Property and Easements

(b) Maintenance. Is hereby amended to add the following sentence after the second sentence which ends in "... part of the Common Property." The added sentence shall read: "The Association shall have the additional specific obligation to maintain the trees and foliage planted on Tract A located on the north side of the entry drive west of Lot 7 and the northern boundary of Lots 7 and 8."

Section 5.1 Water System: The definition of the private utility company herein shall be amended to name Jacksonville Electric Authority, a public utility company, whose address is 535 North Washington Street, Jacksonville, Florida 32202.

Section 5.2 Sewage System. The definition of the sewage system serving the Property shall be amended to name Jacksonville Electric Authority, a public utility company, whose address is 535

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North Washington Street, Jacksonville, Florida 32202.

Section 5.2 (a) shall be hereby deleted and Sections 5.2 (b) and (c) shall be renamed (a) and (b) respectively.

Section 5.3 Utility Guaranteed Minimum Revenue. All references to Intercoastal Utilities shall be hereby amended to Jacksonville Electric Authority.

Section 7.1 Trees and Natural Fauna. The second paragraph shall be amended to read "No trees larger than eight (8) inches in diameter at breast height will be cut, mutilated or removed to construct or improve platted Lots unless approved by the ARB; pine trees shall be exempt from this requirement.

Section 7.4 Architectural Planning Criteria:

(e) Driveway Construction. This paragraph shall be amended to remove the third sentence which requires specialty paving banding, and replaced with "The borders of the paving shall be 'grooved and troweled' or 'picture-framed'."

(i) Setbacks. This paragraph shall be amended to read "No Residence shall be erected within (i) twenty-five (25) feet of any front Lot line, except that no Residence shall be erected within fifty (50) feet of any front Lot line of a Lot abutting LeMaster Drive; (ii) within seven and one-half feet (7-1/2') for any side setback for all Lots accessing from A1A and ten feet (10') from each side Lot line for all Lots fronting LeMaster (iii) For all Lots, the rear setback shall be twenty-five feet (25') from any rear Lot line.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

PONTE VEDRA EAST, L.L.C., a Florida limited liability company

*Michelle D. Houston*  
Print Name Michelle D. Houston

By: *Baron L. Bartlett*  
Baron L. Bartlett, Its Managing Partner

*Nancy L. Buchanan*  
Print Name Nancy L. Buchanan

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Ponte Vedra East was acknowledged before me this 17<sup>th</sup> day of April, 2002, by Baron L. Bartlett, Its Managing Partner of Ponte Vedra East, L.L.C., a Florida limited liability company, who is personally known to me.

*Michelle V. Houston*  
NOTARY PUBLIC



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EXHIBIT A

PONTE VEDRA EAST

THAT PART OF THOSE LANDS SHOWN ON PLAT OF SUN VALLEY, AS RECORDED IN MAP BOOK 6, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING EASTERLY OF STATE ROAD A-1-A (ALSO KNOWN AS PONCE DE LEON BOULEVARD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) TOGETHER WITH A PART OF THAT CERTAIN UTILITY LOT SHOWN ON PLAT OF PONTE VEDRA, BLOCK 28, AS RECORDED IN MAP BOOK 12, PAGES 1 AND 2 OF SAID PUBLIC RECORDS, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF WATERBRIDGE AT PONTE VEDRA, AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 16, PAGES 16 AND 17 OF SAID PUBLIC RECORDS; THENCE NORTH  $88^{\circ}15'45''$  EAST ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED PLAT, A DISTANCE OF 511.12 FEET TO THE SOUTHEAST CORNER OF SAID WATERBRIDGE AT PONTE VEDRA AND THE WESTERLY RIGHT OF WAY LINE OF LEMASTER DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $01^{\circ}42'30''$  EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 567.58 FEET TO THE NORTH LINE OF BLOCK 29, AS SHOWN ON PLAT OF PONTE VEDRA, AS RECORDED IN MAP BOOK 21, PAGES 84 AND 85 OF SAID PUBLIC RECORDS; THENCE SOUTH  $88^{\circ}17'30''$  WEST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MORNING SIDE DRIVE (A 30 FOOT UNIMPROVED RIGHT OF WAY) AND THE NORTHWEST CORNER OF SAID BLOCK 29; THENCE SOUTH  $01^{\circ}42'30''$  EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 587.28 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF CORONA ROAD/COUNTY ROAD NO. 210 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID INTERSECTION LYING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 617.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.60 FEET, MAKING A CENTRAL ANGLE OF  $10^{\circ}32'15''$ , AND HAVING A CHORD BEARING OF SOUTH  $29^{\circ}45'45''$  WEST AND A CHORD DISTANCE OF 113.44 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH  $71^{\circ}46'38''$  WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 68.31 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD A-1-A, THENCE NORTH  $18^{\circ}12'38''$  WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,325.15 FEET TO THE POINT OF BEGINNING.