

FIRST AMENDMENT TO
THE DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR OCEAN TRACE

COMES NOW CSC INVESTMENT PROPERTIES, INC., a Florida corporation, the Developer and owner of the lands located in St. Johns County, Florida now platted as the Ocean Trace Subdivision as recorded in Map Book 32, Page 18 & 19 of the Public Records of St. Johns County, Florida, by and through its undersigned President and Secretary, and hereby amends the DECLARATION OF COVENANTS AND RESTRICTIONS FOR OCEAN TRACE as recorded in Official Records Book 1275, Page 1055 of the Public Records of St. Johns County, Florida creating a new Article XIII, for the purpose of conforming the DECLARATION to the permitting requirements of the St. Johns River Water Management District and the Land Use Ordinances of the City of St. Augustine Beach, Florida. This amendment is made pursuant to the provisions of Article XII, Section 12.8 of said Declaration.

ARTICLE XIII
SURFACE WATER AND STORMWATER MANAGEMENT SYSTEM
AND NATURAL VEGETATION BUFFER

Section 13.1, GRANT OF EASEMENT FOR SURFACE WATER AND STORMWATER MANAGEMENT SYSTEM. The Developer has granted an easement over portions of the lands within the Ocean Trace Subdivision for use by the Ocean Trace Village Center, a commercial property located adjacent to the subdivision for the purpose of providing for the management of surface water and stormwater discharge into the subdivision's surface water and stormwater management system pursuant to the requirements of St. Johns River Water Management District permit number ~~44-109-0248 ERP~~. That Easement is attached hereto and incorporated into this amendment as a part of composite Exhibit "A."

The lands burdened by said Easement are hereby dedicated for use in accordance with the terms of said Easement. Responsibility for the maintenance, repair and operation of the surface water and stormwater system retention areas, drainage structures and drainage

Space reserved for Clerk pursuant to Sec. 695.26, F.S.



easements located within the Easement shall be borne entirely by the owner of the Ocean Trace Village Center. The lands burdened by the Easement shall not be subject to the provisions of any other Articles or Sections of this Declaration inconsistent with the uses granted by the Easement.

Section 13.2 GRANT OF EASEMENT FOR VEGETATIVE BUFFER: The Developer has granted an Easement for use as a vegetative buffer and barrier between inconsistent land uses in conformance with the requirements of the Land Use Ordinances of the City of St. Augustine Beach, Florida. That Easement is attached hereto and incorporated into this amendment as a part of composite "A."

The lands burdened by said Easement are hereby dedicated for use in accordance with the terms of said Easement. Responsibility for the maintenance, repair and upkeep of the vegetative buffer shall be borne entirely by the owner of the Ocean Trace Village Center. The lands burdened by the Easement shall not be subject to the provisions of any other Articles or Sections of this Declaration inconsistent with the uses granted by the Easement.

EXECUTED this 20th day of May, 1998.

CSC INVESTMENT PROPERTIES, INC.


ATTEST:


Its Secretary

(seal)



By:


CARL DENARD, President

Space reserved for Clerk pursuant to Sec. 695.26, F.S.



STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CARL DENARD, President, of the corporation named CSC INVESTMENT PROPERTIES, INC., who is known to me or who has produced _____ as identification, and that he acknowledged executing the same freely and voluntarily on behalf of said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 20th day of May, 1998.

Cynthia A. Drew

Notary Public, State of Florida



CYNTHIA A. DREW
MY COMMISSION # CC400173 EXPIRES
July 12, 1999
BONDED THROUGH TROY FAIR INSURANCE, INC.