

This Instrument prepared by:
Edward Ronsman, Esq.
Jackson Law Group, LL.M., P.A.
100 Whetstone Place, Suite 101
St. Augustine, FL 32086

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR OLD SEBASTIAN POINT**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR OLD SEBASTIAN POINT is made this 27th day of August, 2012 by GK Old Sebastian LLLP, a limited liability limited partnership, as Successor Developer ("Successor Developer").

WHEREAS there has been previously executed and recorded that certain Declaration of Covenants, Conditions, Restrictions and Easements for Old Sebastian Point ("Declaration") dated May 7, 2007 and recorded at Official Records Book 2915, Page 1499 of the Public Records of St. Johns County, Florida;

WHEREAS the Successor Developer desires to modify and amend the Declaration; and

WHEREAS pursuant to Article IX, Section 8, Sub-section (c) of the Declaration permits the Developer to amend the Declaration upon certain conditions; and

WHEREAS any terms used herein that are not defined herein but are defined in the Declaration shall have the same meaning provided for in said Declaration.

NOW, THEREFORE, the Developer hereby attests to the following Recitals and Amendments and that this instrument amending Article VII of the Declaration has been properly approved pursuant to the authority granted to the Developer in Article IX, Section 8 of the Declaration.

1. Recitals. The foregoing recitals are true and correct and are incorporated hereby by this reference.

2. Amendment. Article VII, Section 1, Sub-sections (r) and (t) of the Declaration is amended as follows:

ARTICLE VII

USE OF PROPERTY

Section 1. In order to preserve the Property as a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration:

...

(r) No septic tanks ~~or individual wells~~ shall be permitted on any Lot within the Property. Individual wells for personal irrigation or for heat transfer systems of heating and air conditioning units shall be allowed only upon approval by the ARB and as otherwise permitted

by law, other than wells for heat transfer systems of heating and air conditioning units, to the extent such wells are permitted by law and the ARB. No Owner shall obstruct or make any modification or alteration of any irrigation system without the prior approval of the ARB.

...

(t) Garage doors shall be kept closed except when automobiles are entering or leaving the garage. All vehicles shall be kept inside garages, except that they may be parked temporarily on the driveway.

{Additions are indicated by underline; deletions by strike through}

IN WITNESS WHEREOF, the Successor Developer of Old Sebastian Point has executed and attested to this First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Old Sebastian Point this 27th day of August, 2012.

GK OLD SEBASTIAN LLLP, a Florida limited liability limited partnership

By: GK GP LLC
A Florida limited liability company
Its: General Partner

Witnesses:

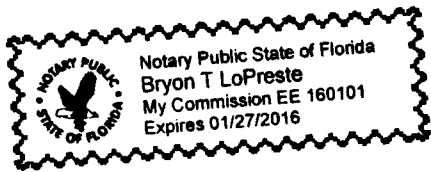
[Signature]
Signature
IRON E SIMPSON
Printed Name

By: [Signature]
Name: James P. Harvey
Title: Vice President

[Signature]
Signature
BRYON T. LOPRESTE
Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby acknowledge that on this 27th day of AUGUST, 2012 before me personally appeared James P. Harvey as Vice President of GK OLD SEBASTIAN LLLP, a Florida limited liability limited partnership, by GK GP LLC, a Florida limited liability company, its General Partner, on behalf of the company. He is () personally known to me or () has produced _____ as identification.



[Signature]
NOTARY PUBLIC
Name: BRYON T. LOPRESTE
Commission No. EE 160101
My Commission expires: 01-27-16