

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
THOMAS M. JENKS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR ASLAN BEACH HOUSE**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR ASLAN BEACH HOUSE** ("Amendment") is
made effective May 1, 2013, by **JK VILANO BEACH, LLC**, a Florida limited liability
company (the "Declarant").

RECITALS:

A. The Declaration of Covenants, Conditions and Restrictions for Aslan Beach House is recorded in Official Records Book 3474, at page 685, of the public records of St. Johns County, Florida (the "Declaration").

B. By virtue of the Collateral Assignment of Declarant's rights recorded in Official Records Book 3474, at page 711, the Assignment of Collateral Assignment of Declarant's rights recorded in Official Records Book 3622, at page 907, and the Certificate of Title recorded in Official Records Book 3658, at page 1273, all of the public records of St. Johns County, Florida, the Declarant is the successor to and assignee of Aslan Beach House, LLC, a Florida limited liability company, which is the Declarant identified by the Declaration.

C. Pursuant to Article IX, Section 1, of the Declaration, the Declarant may amend the Declaration without the consent or joinder of any party.

D. To facilitate the continuation of the common scheme of development evidenced by the Declaration and the plats and other documents referenced therein, Declarant desires to amend the Declaration as more particularly described hereafter.

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

1. The Declarant hereby confirms the above-stated recitals are true and correct. To the extent not otherwise defined herein, all capitalized terms contained in this Amendment shall have the same meanings as such terms are defined by the Declaration.

2. The fourth introductory paragraph of the Declaration is hereby amended to provide that all of the real property more particularly described on Exhibit A attached hereto and made a part hereof shall be subject to all terms and provisions of the Declaration. For purposes of the Declaration and this Amendment, all of said real property shall be together referred to as "Aslan Beach House".

3. Article I, Section 5, of the Declaration is hereby amended in its entirety as follows:

“Lot” shall mean and refer to any platted lot located within Aslan Beach House. Tract “C”, as shown on the Plat of Aslan Beach House recorded in Map Book 67, Pages 23 through 25, of the public records of St. Johns County, Florida (the “Plat”), has been replatted as shown on the plat of Aslan Beach House Unit 2 recorded in Map Book 69, Pages 40 through 43, of the public records of St. Johns County, Florida (the “Replat”). Tract “C” of the Plat is now identified as Lots 9 through 13 of the Replat, and each such lot shall hereafter constitute a “Lot” for all purposes of this Declaration.

4. The second and third sentences of Article III, Section 2, subparagraph (a), of the Declaration are hereby amended in their entireties as follows:

For purposes of calculating such ninety percent (90%) figure, Tract C shall be considered a single Lot provided it has not been subdivided by a plat of record into individual Lots. Following the date that Tract C shall be so subdivided into individual Lots, for purposes of calculating such ninety percent (90%) figure, each such Lot shall constitute a separate Lot.

5. The fifth and sixth sentences of Article IV, Section 1, of the Declaration are hereby amended in their entireties as follows:

Prior to such time as Tract C is replatted and subdivided into individual lots, it shall constitute five (5) lots for purposes of this Article, but shall be exempt from annual and special assessments until such time as Declarant’s obligation to fund deficits as set forth in paragraph 9 of this Article has expired. At such time as Tract C is subdivided into individual lots, each such lot shall constitute a “Lot” for the purpose of this Article, but each such Lot shall be exempt from annual and special assessments until the earlier of (i) Declarant’s sale of each such Lot; or (ii) such time as Declarant’s obligation to fund deficits as set forth in paragraph 9 of this Article has expired.

6. Article VI, Section 1, of the Declaration is hereby amended in its entirety as follows:

1. No structure shall be constructed or erected on any Lot other than one (1) detached single family dwelling not to exceed three (3) stories in height, including an attached two-car garage.

7. Article VI, Section 2, of the Declaration is hereby amended in its entirety as follows:

2. No residence shall be constructed or maintained on any Lot which shall have a heated and cooled living floor area (exclusive of garages, screen porches, patios, and the like) of less than one thousand eight hundred (1,800) square feet.

8. Article VI, Section 19, of the Declaration is hereby amended in its entirety as follows:

19. No antenna, satellite dish, or aerial of any nature shall be installed or placed on any Lot, or on the exterior of any building located thereon, without the prior approval of the Aslan Beach House Architectural Review Committee identified in Article VII hereof. Any such approval shall be in compliance with all applicable laws and regulations, including without limitation, all regulations enforceable by the Federal Communications Commission.

9. The first two sentences of Article VII, Section 1, subparagraph (A), of the Declaration are hereby amended in their entireties as follows:

(A) The Aslan Beach House Architectural Review Committee shall consist initially of Jesse Killebrew and Andrew Norgart. Communications to the Aslan Beach House Architectural Review Committee shall be addressed in care of Andrew Norgart, 77 Almeria Street, St. Augustine, Florida 32084, anorgart@norgartland.com, or at such other address as such Committee shall from time to time specify.

10. NOT USED.

11. Article XI of the Declaration is hereby deleted in its entirety.

12. Article XII of the Declaration is hereby deleted in its entirety.

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

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

Signed, sealed and delivered in the presence of:

Witness [Signature]
 Print Name: Ardor T. Nease

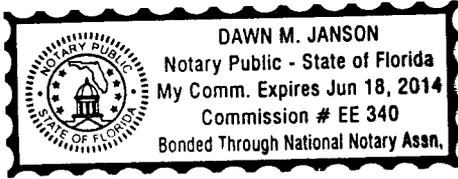
Witness [Signature]
 Print Name: Paula A Peirce

JK VILANO BEACH, LLC a Florida limited liability company

By: [Signature]
 Jesse P. Killebrew, as Manager

STATE OF FLORIDA
 COUNTY OF St Johns

The foregoing instrument was acknowledged before me this 6 day of June, 2013, by Jesse P. Killebrew, as Manager of JK VILANO BEACH, LLC a Florida limited liability company, on behalf of the company.



[Signature]
 Notary Public, State of Florida at Large
 Print Name: Dawn M Janson
 Commission # _____
 My Commission Expires: _____
 He/she is: [check one]:
 Personally known _____
 OR Produced I.D. _____
 Type of Identification Produced _____

Exhibit A

All of Aslan Beach House as depicted on the plat thereof recorded in Map Book 67, at page 23, of the public records of St. Johns County, Florida.

Together with:

All of Aslan Beach House Unit 2 as depicted on the plat thereof recorded in Map Book 69, Pages 40 through 43, inclusive, of the public records of St. Johns County, Florida.

LESS AND EXCEPTING Lots 14,15, and 16 of Aslan Beach House Unit 2, according to the Plat thereof as recorded in Map Book 69, Pages 40 through 43, inclusive, of the Public Records of St. Johns County, Florida.

