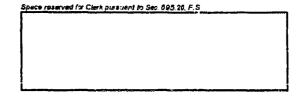
FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OCEAN TRACE

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 , Page <u>18 & 19</u> 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 number44-108-0248 EAR 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



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: 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 Lot day of May, 1998.

CSC INVESTMENT PROPERTIES, INC.

(seal)

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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 20 day of May, 1998.

Notary Public, State of Florida

CYNTHIA A. DREW
MY COMMISSION / CC480173 EXPIRES
July 12, 1999
SONOED THRI TROY FAIR INSURANCE, INC.