

4539

Public Records of
St. Johns County, FL
Clerk# 00-034988
O.R. 1519 PG 1602
03:31PM 08/14/2000
REC \$9.00 SUR \$1.50

**SUPPLEMENTARY DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
OCEAN TRACE**

This Supplementary Declaration is made this ___ day of August, 2000 by OCEAN TRACE, a Joint Venture (the "Developer"), a Florida general partnership, having an address 5366 5th Street, St. Augustine, Florida 32080.

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property more particularly described on the attached Exhibit A (the "Property"); and

WHEREAS, the Declaration of Covenants and Restrictions for Ocean Trace Homeowners' Association, Inc. has been recorded in Official Records Book 1275, Page 1055, of the public records of St. Johns County, Florida (the "Declaration"); and

WHEREAS, the Developer desires to subject the Property to all of the terms, conditions and provisions contained in the Declaration as provided for by the authority of Sections 4.6 and 12.8 of the Declaration, to designate additional Common Areas pursuant to the authority of Sections 4.6 and 12.8 of the Declaration; and to exercise architectural control over all improvements located on the Property pursuant to the authority of Article VII of the Declaration,

NOW, THEREFORE, the Developer hereby declares that:

1. All defined terms contained in this Supplementary Declaration shall have the same meanings as such terms are defined by the Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration as amended from time to time. In the event of conflict between the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

3. The real property more particularly described on Exhibit B attached hereto and made a part hereof is hereby designated as Common Area.

4. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

5. This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida.

IN WITNESS THEREOF, the Developer has caused this instrument to be duly executed as of the day and year first above written.

0R1519PG1603

Signed, sealed and delivered
in the presence of:

Kathryn Craven
Printed Name: Kathryn Craven

April Cox
Printed Name: April Cox

Ocean Trace, a Joint Venture

By: Carl R. Dennard
Printed Name: Carl R. Dennard
Title: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 11th day of August, 2000,
by Carl R. Dennard, the President, of Ocean Trace,
a joint venture, on behalf of the joint venture.



William E. Dew
MY COMMISSION # CC698900 EXPIRES
December 27, 2001
BONDED THROUGH TROY FAIR INSURANCE, INC.

William E. Dew
Printed Name William E Dew
NOTARY PUBLIC
State of Florida At Large
Commission No.: CC698900
My Commission Expires: Dec. 27 2001
Personally known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____