

PREPARED BY: *ret.*  
W. Larry O'Steen  
Pace Island  
1733 Pace Island Trace  
Orange Park, FL 32073

BK 1415 PG 1264

SIXTH SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF EASEMENTS, COVENANTS,  
RESTRICTIONS AND LIMITATIONS FOR PACE ISLAND

1300  
200  
THIS FIFTH SUPPLEMENTAL DECLARATION, made this 14<sup>th</sup> day of May, 1992, by PACE ISLAND, INC., a Florida corporation, and CARDINAL INVESTMENT COMPANY, a Florida corporation, hereinafter jointly referred to as "Declarant", recites and provides:

RECITALS:

A. Declarant is the "Declarant" under that certain Declaration of Easements, Covenants, Conditions, Restrictions and Limitations for Pace Island, recorded in Official Records Book 1144, pages 002 through 038, in the public records of Clay County, Florida; as supplemented, by the First Supplement thereto recorded in Official Records Book 1160, pages 274 through 277, in the public records of Clay County, Florida; the Second Supplement thereto recorded in Official Records Book 1212, pages 674 through 677, in the public records of Clay County, Florida; the Third Supplement thereto recorded in Official Records Book 1236, pages 469 through 472, in the public records of Clay County, Florida; the Fourth Supplement thereto recorded in Official Records Book 1284, pages 342 through 345, in the public records of Clay County, Florida; the Fifth Supplement thereto recorded in Official Records Book 1503, pages 71 through 74, in the Public Records of Clay County, Florida; and as amended by that certain First Amendment thereto recorded in Official Records Book 1201, pages 627 through 629, in the public records of Clay County, Florida; Second Amendment thereto recorded in Official Records Book 1212, pages 678 through 680, in the public records of Clay County, Florida; and Third Amendment thereto recorded in Official Records Book 1406, pages 2099 through 2100, in the public records of Clay County, Florida.

B. Article II, Sections 2 and 4 of the Declaration provide that Declarant may annex all or a portion of the "Additional Property" (as that term is defined in the Declaration) to the provisions of the Declaration by recording a Supplemental Declaration to the Declaration in the public records of Clay County, Florida.

C. Declarant desires to annex that portion of the Additional Property described in Exhibit "A" hereto (hereinafter referred to as the "Sixth Annexed Property") to the provisions of the Declaration on the terms and conditions herein contained.

DECLARATION

NOW, THEREFORE, Declarant hereby declared as follows:

1. All of the above recitals are true and correct.  
2. The defined terms contained in Article I of the Declaration shall have the same meaning when used in this Supplemental Declaration.

3. Except as expressly provided herein, the Sixth Annexed Property is hereby made subject to the provisions of the Declaration. The definition "Property", as contained in the Declaration, is hereby amended to include the

Sixth Annexed Property for all purposes of the Declaration and this Sixth Supplemental Declaration.

4. Article VIII, Section 1(b) Building Restrictions shall be amended to include the following setback requirements for the homes in Unit Eleven:

(x) Parcels in Unit Eleven.

- (1) Twenty Five feet (25') from the front parcel line for Lot Numbers 1 through and including 12 and forty-five (45') from the front parcel line for Lot Numbers 13 through and including 20.
- (2) Twenty Five feet (25') from the corner side street line.
- (3) Ten feet (10') from the side parcel line.
- (4) Twenty feet (20') from the rear parcel line.
- (5) Ten feet (10') from the rear parcel line for screened swimming pool enclosures.

5. Article VIII, Section 1(b) discussing the minimum living space requirements shall be amended to include parcels in Unit Eleven and shall read as follows:

"(v) Houses in Unit Eleven--2,000 square feet."

6. The Developer may retain title to the Common Areas within the Sixth Annexed Property until such time as it has completed all improvements thereto. Upon such completion, the Developer shall convey all Common Areas within the Sixth Annexed Property to the Association. Such Common Areas shall include, but shall not be limited to, Common Road, parking parcels, walkways, bike paths, street lighting, signage, lagoons, lakes, ponds and watercourses, access, utility and drainage easements and related facilities to the extent they exists on or within the Sixth Annexed Property.

IN WITNESS WHEREOF, Declarant has caused this Sixth Supplemental Declaration to be executed in its name on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Wesley D. Holly  
Wesley D. Holly

Wesley D. Holly  
Wesley D. Holly

PACE ISLAND, INC., a Florida  
Corporation.

By: W. Larry O'Steen  
W. Larry O'Steen  
It's Vice President

CARDINAL INVESTMENT COMPANY,  
a Florida Corporation.

By: B. W. M. Cox  
B. W. M. Cox  
It's President

FILE NO. 92-15075  
 OFFICIAL RECORDS NO. 1415  
 PAGE 1266 RECORD VERIFIED

MAY 22 11 57 AM '92



STATE OF FLORIDA  
 COUNTY OF CLAY

FILE NO. 92-15075  
 OFFICIAL RECORDS NO. 1415  
 PAGE 1266 RECORD VERIFIED

The foregoing instrument was acknowledged before me this 22nd day of May, 1992, by W Larry Green the Vice President of Pace Island, Inc., He is personally known to me and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of May, 1992.

Tammy S. Clark  
 Tammy S. Clark  
 NOTARY PUBLIC, STATE OF FLORIDA  
 My Commission Expires July 1, 1993

STATE OF FLORIDA  
 COUNTY OF CLAY

The foregoing instrument was acknowledged before me this day 22nd day of May, 1992, by B W Nixon the Vice President of Cardinal Investment Company. He is personally known to me and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this day 22nd day of May, 1992.

Tammy S. Clark  
 Tammy S. Clark  
 NOTARY PUBLIC, STATE OF FLORIDA  
 My Commission Expires July 1, 1993

#### EXHIBIT "A"

All of the following described property:

All of the streets, rights-of-way, easements, stormwater and surface water drainage and treatment facilities, and Tract Twenty Eight described in and included within said lands platted as Pace Island Unit Eleven, according to plat thereof, recorded in Plat Book 24, pages 41-43 public records of Clay County, Florida.