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**ELEVENTH SUPPLEMENTAL DECLARATION TO
DECLARATION OF EASEMENTS, COVENANTS,
RESTRICTIONS AND LIMITATIONS FOR PACE ISLAND**

THIS ELEVENTH SUPPLEMENTAL DECLARATION made this 12th day of January, 1996, by PACE ISLAND, INC., a Florida corporation, as successor interest by operation of law to Pace Island, Ltd., a Florida general partnership, and whose address is 1733 Pace Island Trace, Orange Park, Florida 32073 (hereinafter referred to as "Declarant"), recites and provides:

RECITALS:

A. Declarant's predecessor in interest 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; as supplemented by the First Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Records Book 1160, pages 274 through 277; the Second Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Records Book 1212, pages 674 through 677; the Third Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Records Book 1236, pages 469 through 472, (as corrected by the Corrective Third Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Records Book 1493, pages 54 through 55); the Fourth Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Book 1284, pages 342 through 345; the Fifth Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Book 1303, pages 71 through 74; the Sixth Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Book 1415, pages 1264 through 1266 (as corrected by the Corrective Sixth Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Book 1464, pages 699 through 702); the Seventh Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island recorded in Official Book 464, pages 703 through 706; the Eighth Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island dated May 13, 1994, and recorded in Official Records Book 1508, pages 317 through 320; the Ninth Supplemental Declaration to the Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island dated November 17, 1994, and recorded in Official Records

Book 1530, pages 1946 through 1949; and the Tenth Supplemental Declaration to Declaration of Easements, Covenants, Restrictions and Limitations for Pace Island dated April 11, 1995, and recorded in Official Records Book 1548, pages 685 through 688; and as amended by that certain First Amendment to Declaration of Easements, Covenants, Restrictions, Conditions, Reservations, and Limitations recorded in Official Book 1201, pages 627 through 629; the Second Amendment to Declaration of Easements, Covenants, Restrictions and Limitations recorded in Official Book 1212, pages 678 through 680, the Third Amendment to Declaration of Easements, Covenants, Restrictions, Conditions, Reservations, and Limitations recorded in Official Book 1406, pages 2099 through 2100; the Fourth Amendment to Declaration of Easements, Covenants, Restrictions, Conditions and Limitations recorded in Official Book 1416, pages 0980 through 0983, all of 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 "Eleventh Annexed Property") to the provisions of the Declaration on the terms and conditions herein contained.

DECLARATION

NOW, THEREFORE, Declarant hereby declares as follows:

1. All of the above recitals are true and correct.
2. The defined terms contained in Article 1 of the Declaration shall have the same meaning when used in this Supplemental Declaration.
3. Except as expressly provided herein, the Eleventh 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 Eleventh Annexed Property for all purposes of the Declaration and this Eleventh Supplemental Declaration.
4. Article VIII, Section 1(b), Building Restrictions, shall be amended to include the following setback requirements to the Parcels in Unit Fifteen, as follows:
 - (x) Parcels in Unit Fifteen:
 - (1) Twenty feet (20') from the front parcel line.
 - (2) Twenty feet (20') from the corner side street line.
 - (3) Seven and One-Half feet (7.5') from the side parcel line.
 - (4) Ten feet (10') 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)(i), discussing the minimum living space requirements shall be amended to include Parcels in Unit Fifteen and shall read as follows:

(xi) Houses in Unit Fifteen — 1,400 square feet.

6. The Developer may retain title to the Common Areas within the Eleventh Annexed Property until such time as it has completed all improvements thereto. Upon such completion, the Developer shall convey all Common Areas within the Eleventh Annexed Property to the Association. Such Common Areas shall include, but shall not be limited to, Common Roads, 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 exist on or within the Eleventh Annexed Property.

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

Signed, sealed and delivered
in the presence of:

Kathleen A. Halter
Print Name: Kathleen A. Halter

PACE ISLAND, INC., a Florida corporation

By: Susan Wood Marvin
SUSAN WOOD MARVIN
Vice President

Deborah H. Perry
Print Name: Deborah H. Perry

STATE OF FLORIDA
COUNTY OF CLAY

Execution of the foregoing was acknowledged before me this 12 day of JANUARY, 1996, by Susan Wood Marvin, as Vice President of Pace Island, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me.

Kathleen Anne Halter
Print: Kathleen Anne Halter
Notary Public
State of Florida at Large (Seal)
My Commission expires: _____
Commission No. _____

[Notary Seal]



OFFICIAL SEAL
KATHLEEN ANNE HALTER
My Commission Expires
Oct. 25, 1996
Comm. No. CC 231916

EXHIBIT A

All of the following described property:

Pace Island, Unit Fifteen, according to the plat thereof recorded in Plat Book 28, pages 73 through 75, of the Public Records of Clay County, Florida.

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