

Prepared by and Return to:
D. R. Repass, P.A.
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

**FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
FOR APHORA COACH HOMES AT MARINA SAN PABLO**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR APHORA COACH HOMES AT MARINA SAN PABLO (this "Amendment") is made effective as of April 27, 2016, by **MARINA SAN PABLO DEVELOPMENT, LLC**, a Florida Limited Liability company (the "Developer").

RECITALS:

- A. The Declaration of Covenants and Restrictions for Aphora Coach Homes at Marina San Pablo is recorded in Official Records Book 18149, Page 2068, of the public records of Duval County, Florida (the "Declaration").
- B. Pursuant to Section 13.5 of the Declaration, the Developer reserves and shall have the sole right to amend the Declaration. Pursuant to Section 3.2 of the Declaration, Developer may subject additional land to the Declaration.
- C. To facilitate the continuation of the common scheme of development evidenced by the Declaration and the plats and other documents referenced therein, Developer desires to amend the Declaration as more particularly described hereafter, which Amendment also conforms to the general purposes and standards of the provisions contained in the Declaration.


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

- 1. Developer 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 Property and Exhibit A of the Declaration is hereby amended to also include the additional land as more particularly described on the attached Exhibit "A". Developer hereby states and declares that all of the real property described on the attached Exhibit "A" shall be subject to the terms and conditions of the Declaration.
- 3. 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:

MARINA SAN PABLO DEVELOPMENT, LLC, a
Florida limited Liability company
By: Remi Properties, Inc., its Manager


Witness Name: Peter NYQUIST
Daniel Seymour
DANIEL SEYMOUR
Witness Name:

By: Paul L. Vavala
Name: Paul L Vavala
Title: Vice President

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 30 day of April, 2018,
by Paul VAVALA, as V/P of Remi Properties, Inc., the Manager of
Marina San Pablo Development, LLC, a Florida limited liability company, on behalf of the company, who
is personally known to me or _____ produced _____ as identification.

Reba M. J.

Notary Public, State of Florida at Large

Print Name: _____

Commission # _____

My Commission Expires: _____

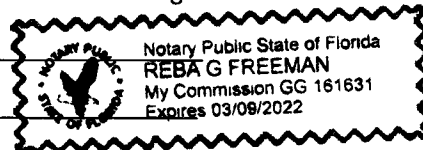


Exhibit "A"

The land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF "MARINA SAN PABLO WEST", AS SHOWN ON THE PLAT OF "APHORA COACH HOMES AT MARINA SAN PABLO", AS PER PLAT BOOK 70, PAGES 80 THROUGH 83 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE JOSEPH PEAVETT GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 29 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF "MARINA SAN PABLO PLACE", (A PRIVATE, VARIABLE WIDTH ROAD RIGHT OF WAY); AS SHOWN ON THE PLAT OF "APHORA COACH HOMES AT MARINA SAN PABLO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGES 80 THROUGH 83, INCLUSIVELY, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF "J. TURNER BUTLER BOULEVARD/STATE ROAD No. 202", (A VARIABLE WIDTH LIMITED ACCESS ROAD RIGHT OF WAY, ESTABLISHED BY THE JACKSONVILLE TRANSPORTATION AUTHORITY, PROJECT No. 72292-3504), AND RUN THENCE, NORTH 89°19'51" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 289.48, TO A NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14570, PAGE 170 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY PROLONGATION, AND THEN ALONG THE WESTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 14570, PAGE 170 OF THE CURRENT PUBLIC RECORDS, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, SOUTH 00°56'36" EAST, A DISTANCE OF 64.28 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 74°49'41" WEST, A DISTANCE OF 12.34 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 15°10'19" EAST, A DISTANCE OF 64.70 FEET, TO A POINT; COURSE No. 4: RUN THENCE, SOUTH 74°49'41" WEST, A DISTANCE OF 22.60 FEET, TO A POINT; COURSE No. 5: RUN THENCE, SOUTH 15°10'19" EAST, A DISTANCE OF 4.77 FEET, TO A POINT; COURSE No. 6: RUN THENCE, SOUTH 74°48'24" WEST, A DISTANCE OF 19.34 FEET, TO A POINT; COURSE No. 7: RUN THENCE, SOUTH 15°07'48" EAST, A DISTANCE OF 21.18 FEET, TO AN EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14090, PAGE 1402 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID EASTERLY PROLONGATION, AND THEN ALONG THE NORTHERLY LINE OF LAST SAID LANDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, SOUTH 74°45'52" WEST, A DISTANCE OF 223.77 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 15°12'07" EAST, A DISTANCE OF 30.55 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 44°10'21" WEST, A DISTANCE OF 29.29 FEET, TO A POINT; COURSE No. 4: RUN THENCE, SOUTH 88°58'56" WEST, A DISTANCE OF 29.29 FEET, TO A POINT; COURSE No. 5: RUN THENCE, SOUTH 00°15'27" WEST, A DISTANCE OF 80.84 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14090, PAGE 1402 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF "MARINA SAN PABLO PLACE WEST" (A PRIVATE, VARIABLE WIDTH ROAD RIGHT OF WAY); AS SHOWN ON THE PLAT OF "APHORA COACH HOMES AT MARINA SAN PABLO", AS PER PLAT BOOK 70, PAGES 80 THROUGH 83, INCLUSIVELY, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 89°18'28" WEST, A DISTANCE OF 11.62 FEET, TO THE POINT ON A NON TANGENTIAL CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY,

ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 86.80 FEET, THROUGH A CENTRAL ANGLE OF 24°31'38" TO THE RIGHT, AN ARC DISTANCE OF 37.16 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°23'12" WEST, 36.87 FEET; RUN THENCE, NORTH 45°07'23" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 12.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 41.80 FEET, THROUGH A CENTRAL ANGLE OF 44°27'14" TO THE RIGHT, AN ARC DISTANCE OF 32.43 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 22°53'46" WEST, 31.62 FEET; RUN THENCE, NORTH 00°40'09" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 82.72 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 116.67 FEET, THROUGH A CENTRAL ANGLE OF 17°05'51" TO THE RIGHT, AN ARC DISTANCE OF 34.82 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°52'47" EAST, 34.69 FEET; RUN THENCE, NORTH 16°25'42" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 45.61 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 137.33 FEET, THROUGH A CENTRAL ANGLE OF 17°05'51" TO THE LEFT, AN ARC DISTANCE OF 40.98 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°52'47" EAST, 40.83 FEET; RUN THENCE, NORTH 00°40'09" WEST, A DISTANCE 9.68 FEET, TO A POINT; RUN THENCE, SOUTH 89°45'42" EAST, A DISTANCE OF 4.37 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 39.74 FEET, THROUGH A CENTRAL ANGLE OF 38°36'58" TO THE LEFT, AN ARC DISTANCE OF 26.78 FEET, TO THE POINT OF TANGENCY, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°21'50" EAST, 26.28 FEET; RUN THENCE, NORTH 17°05'34" EAST, A DISTANCE OF 4.60 FEET, TO A POINT; RUN THENCE, NORTH 46°01'04" EAST, A DISTANCE OF 27.60 FEET, TO A POINT; RUN THENCE, NORTH 00°40'09" WEST, A DISTANCE OF 37.62 FEET, TO THE AFORESAID MOST NORTHEASTERLY CORNER OF "MARINA SAN PABLO PLACE", (A PRIVATE, VARIABLE WIDTH ROAD RIGHT OF WAY); AS SHOWN ON THE PLAT OF "APHORA COACH HOMES AT MARINA SAN PABLO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGES 80 THROUGH 83, INCLUSIVELY, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF "J. TURNER BUTLER BOULEVARD/STATE ROAD No. 202", (A VARIABLE WIDTH LIMITED ACCESS ROAD RIGHT OF WAY, ESTABLISHED BY THE JACKSONVILLE TRANSPORTATION AUTHORITY, PROJECT No. 72292-3504), AND THE POINT OF BEGINNING.