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SUPPLEMENTARY RESTATED DECLARATION  
OF COVENANTS RE: ASSESSMENTS  
(BEACH CLUB VILLAS CONDOMINIUM)

THIS SUPPLEMENTARY RESTATED DECLARATION is made this 26<sup>th</sup> day of January, 1982, by ARVIDA CORPORATION, SAWGRASS PROPERTIES, INC., and ARVIDA RESORT COMMUNITIES, INC.

WITNESSETH:

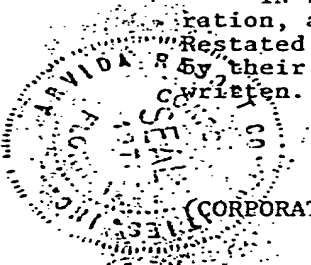
WHEREAS, the Sawgrass Declaration of Covenants re Assessments as recorded in Official Records Book 239, page 229, of the public records of St. Johns County, Florida, has been amended by restatement by Arvida Corporation, Sawgrass Properties, Inc., and Arvida Resort Communities, Inc. in the form of the Restated Sawgrass Declaration of Covenants re Assessments as recorded in Official Records Book 396, page 706 of the public records of St. Johns County, Florida. The Restated Declaration has been further amended by the First Amendment to Restated Sawgrass Declaration of Covenants re: Assessments as recorded in Official Records Book 468, page 428 of the public records of St. Johns County, Florida. The Restated Sawgrass Declaration of Covenants re: Assessments and its First Amendment are collectively referred to as the Restated Declaration and by this reference are hereby incorporated in their entirety.

WHEREAS, Arvida Corporation is the owner of the real property described in Exhibit A attached hereto ("Property"), and the property described in Exhibit B attached hereto ("Roadway") and it desires to subject the Property and Roadway to all of the terms, conditions and provisions as contained in the Restated Declaration as provided for under the terms of Article II of the Restated Declaration.

NOW, THEREFORE, the undersigned hereby declare that all of the Property and Roadway and any portion thereof shall be held, transferred, sold, conveyed and occupied subject to all covenants, restrictions, easements, charges and liens, and all other matters as set forth in the Restated Declaration.

IN WITNESS WHEREOF, Arvida Resort Communities, Inc., Arvida Corporation, and Sawgrass Properties, Inc., have caused this Supplementary Restated Declaration of Covenants re Assessments to be properly executed by their respective duly authorized officers as the day first above written.

return to → THIS INSTRUMENT PREPARED BY:  
LINDA CONNOR KANE  
BARRETT BANK BUILDING  
100 LAURA STREET  
FIRST OFFICE BOX 4099  
JACKSONVILLE, FLORIDA 32201



ARVIDA RESORT COMMUNITIES, INC.  
By Peter Skel  
Vice President



ARVIDA CORPORATION  
By Peter Skel  
Vice President



SAWGRASS PROPERTIES, INC.  
By Peter Skel  
Vice President

STATE OF FLORIDA )  
 )SS  
COUNTY OF ST. JOHNS )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 1982, by Peter S. Rummell, as Vice President of Arvida Resort Communities, Inc., a Florida corporation, on behalf of the corporation.

Catherine W. Smith  
Notary Public, State of Florida,  
at Large.  
My Commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Nov. 12, 1984  
11-12-84

STATE OF FLORIDA )  
 )SS  
COUNTY OF ST. JOHNS )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 1982, by Peter S. Rummell, as Vice President of Arvida Corporation; a Delaware corporation, on behalf of the corporation.

Catherine W. Smith  
Notary Public, State of Florida,  
at Large.  
My Commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Nov. 12, 1984  
11-12-84

STATE OF FLORIDA )  
 )SS  
COUNTY OF ST. JOHNS )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 1982, by Peter S. Rummell, as Vice President of Sawgrass Properties, Inc., a Florida corporation, on behalf of the corporation.

Catherine W. Smith  
Notary Public, State of Florida,  
at Large.  
My Commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Nov. 12, 1984  
11-12-84

9/15/80  
7985/180  
RE61/G

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North  $77^{\circ}34'41''$  East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 85.95 feet, said arc being subtended by a chord bearing and distance of South  $14^{\circ}53'51''$  East, 85.93 feet to the POINT OF BEGINNING; thence continue Southeasterly along said Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 330.19 feet, said arc being subtended by a chord bearing and distance of South  $26^{\circ}54'03''$  East, 328.67 feet to the point of tangency of said curve; thence South  $36^{\circ}25'19''$  East, continuing along the Easterly right of way line of said State Road 203, 131.76 feet; thence North  $36^{\circ}03'54''$  East, 124.41 feet; thence North  $21^{\circ}34'24''$  East, 37.96 feet; thence North  $55^{\circ}57'15''$  East, 24.44 feet; thence North  $34^{\circ}02'45''$  West, 41.47 feet to the point of curvature of a curve to the right; thence Northwesterly along the arc of a curve concave Northeasterly and having a radius of 192.0 feet, an arc distance of 55.07 feet, said arc being subtended by a chord bearing and distance of North  $25^{\circ}49'43''$  West, 54.88 feet to the point of tangency of said curve; thence North  $17^{\circ}36'40''$  West, 201.64 feet to the point of curvature of a curve to the left; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of North  $62^{\circ}05'48''$  West, 56.06 feet to the point of tangency of said curve; thence South  $73^{\circ}25'04''$  West, 184.38 feet to the POINT OF BEGINNING.

Excepting therefrom, a part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North  $77^{\circ}34'41''$  East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203) said point being the point of curvature of a curve leading Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 85.95 feet, said arc being subtended by a chord bearing and distance of South  $14^{\circ}53'51''$  East, 85.93 feet; thence North  $73^{\circ}25'04''$  East, 184.38 feet to the point of curvature of a curve to the right; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of South  $62^{\circ}05'48''$  East, 56.06 feet to the point of tangency of said curve, also being the POINT OF BEGINNING; thence South  $17^{\circ}36'40''$  East, 15.0 feet; thence South  $72^{\circ}23'20''$  West, 5.0 feet; thence North  $17^{\circ}36'40''$  West, 15.0 feet; thence North  $72^{\circ}23'20''$  East, 5.0 feet to the POINT OF BEGINNING.

EXHIBIT B

SUPPLEMENTARY RESTATED DECLARATION OF COVENANTS RE: ASSESSMENTS

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PARCEL #1

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 416.14 feet, said arc being subtended by a chord bearing and distance of South 24°25'17" East, 413.11 feet to the point of tangency of said curve, thence South 36°25'19" East, continuing along the Easterly right of way line of said State Road 203, 157.35 feet; thence North 77°34'41" East, 145.00 feet to the POINT OF BEGINNING; thence continue North 77°34'41" East, 55.00 feet; thence North 12°25'19" West, 53.68 feet; thence North 34°02'45" West, 154.61 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 158.00 feet, an arc distance of 45.32 feet, said arc being subtended by a chord bearing and distance of North 25°49'36" West, 45.16 feet; thence North 17°38'57" West, 33.09 feet; thence North 12°14'40" West, 191.36 feet to the point of curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Northeasterly and having a radius of 95.00 feet, an arc distance of 35.49 feet, said arc being subtended by a chord bearing and distance of North 01°32'34" West, 35.28 feet to the point of reverse curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet, an arc distance of 69.44 feet, said arc being subtended by a chord bearing and distance of North 30°37'25" West, 63.99 feet to the point of tangency of said curve; thence North 70°24'10" West, 5.74 feet; thence South 12°14'40" East, 83.39 feet; thence South 73°25'04" West, 74.16 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet; an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of South 62°05'43" East, 56.06 feet to the point of tangency of said curve; thence South 17°36'40" East, 201.64 feet to the point of curvature of a curve to the left; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 192.00 feet, an arc distance of 55.07 feet, said arc being subtended by a chord bearing and distance of South 25°49'43" East, 54.88 feet to the point of tangency of said curve; thence South 34°02'45" East, 133.11 feet; thence South 55°57'15" West, 16.64 feet; thence South 12°25'19" East, 55.0 feet to the POINT OF BEGINNING.

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, lying 11.0 feet right of and 11.0 feet left of as measured at right angles to and adjoining the following described line: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203) said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 416.14 feet, said arc being subtended by a chord bearing and distance of South 24°25'17" East, 413.11 feet to the point of tangency of said curve; thence South 36°25'19" East, continuing along the Easterly right of way line of said State Road 203, 131.76 feet; thence North 36°03'54" East, 124.41 feet; thence North 21°34'24" East, 22.75 feet to the POINT OF BEGINNING; thence South 34°02'45" East, 43.80 feet; thence South 36°03'54" West, 70.12 feet; thence North 77°34'41" East, 85.90 feet to the point of termination of said easement. Said easement being bounded on the North by a line bearing North 21°34'24" East, and passing through the POINT OF BEGINNING, bounded on the East by a line bearing South 12°25'19" East, and passing through the point of termination. It is intended that the side lines of this description be extended and/or shortened so as to intersect the side lines of each preceding and succeeding course to form a continuous strip.

COPY

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PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

1982 JAN 28 PM 1:03

Carl "Bud" Markel  
CLERK OF CIRCUIT COURT