

L/SG-71
(DW/Condo3)
Rec: 11/21/86

OFF. REC. 295 PAGE 740

SEA COLONY

SUPPLEMENTAL DECLARATION AND AMENDMENT TO
DECLARATION OF COVENANTS AND EASEMENTS

AMENDMENT #2

WHEREAS, on February 27, 1986, Palm Coast Construction Company (Company) caused to be recorded in Official Records Book 275 at Pages 150-233, of the Public Records of Flagler County, Florida, the Declaration of Covenants and Easements for a portion of the property known as the Subdivision of Sea Colony as recorded at Map Book 27, Pages 30-39 of the Public Records of Flagler County, Florida, and

WHEREAS, the Declaration further reserved the right to the Company to subject certain additional real property described in Exhibits B & C of the Declaration to the terms of the Declaration, and

WHEREAS, the Company now wishes to amend the Declaration by amending certain portions of the Declaration pertaining to proposed Phases II & III and by subjecting the revised Phase II to the terms of the Declaration,

NOW, THEREFORE, the Company declares that the existing Section 3 of Article II in the Declaration of Covenants and Easements is hereby amended by deleting the existing language and substituting in its place the following:

Article II, Section 3. Phases. Company has the right, but is not obligated, to build up to ninety nine (99) homes within the real property described in Exhibit "A" to this Declaration, hereafter known as Phase 1 of Sea Colony. Company hereby reserves the right, but is not obligated to build up to an additional one hundred thirty one (131) homes (Phase 2 of Sea Colony) within the real property described in Exhibit "B" to this Declaration; and up to an additional one hundred twenty (120) homes (Phase 3 of Sea Colony) within the real property described in Exhibit C. Therefore, the development may consist of a maximum of three hundred fifty (350) homes, together with the Common Area and improvements thereto as described in this Declaration and in Exhibits A thru C.

This instrument was prepared by
ROBERT C. OWEN, JR.
ESQ.
PALM BEACH, FL 33481

And, further, the Company declares that the existing Exhibits A B & C to the Declaration of Covenants and Easements are deleted in their entirety and the new Exhibits A B & C attached hereto and made a part hereof are substituted in their place,

And, further, the Company declares that the property described in the revised Exhibit B attached hereto is hereby subjected to all of the terms and conditions of the Declaration (as amended) and made a part of the Sea Colony development pursuant to the Company's rights as described in Article II of the Declaration.

IN WITNESS WHEREOF, Palm Coast Construction Company has hereunto caused this document to be signed by its proper officers this 21st day of November, 1986.

Signed in the presence of:

PALM COAST CONSTRUCTION COMPANY

Arlene Wilson

By: James E. Gardner
Vice President

Robert G. Cuff

Attest: Robert G. Cuff
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this 21st day of November, 1986, before me, a person authorized to take acknowledgements to deeds and other instruments, personally appeared James E. Gardner and Robert G. Cuff, Vice President and Secretary, respectively, of PALM COAST CONSTRUCTION COMPANY, a Florida corporation, to me known and known by me to be the persons who executed the foregoing instrument as such officers and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the free act and deed of said corporation.

WITNESS my signature and official seal at Palm Coast, County of Flagler and State of Florida, on the day and year last aforesaid.

Marie Dr. Gules
Notary Public, State of Florida
at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 3, 1990
BONDED THROUGH ARBITRON AGENCY, INC.

L/SC-71a
(CONDO3/DW1)
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EXHIBIT A

SEA COLONY DECLARATION OF COVENANTS AND EASEMENTS

PHASE I OF SEA COLONY

Phase I of Sea Colony shall consist of a portion of the Subdivision Plat of Sea Colony as recorded at Map Book 27 Pages 30 through 39 of the Public Records of Flagler County, Florida, described as follows:

All of Lots 36 through 68
80 through 89
103 through 126
208 through 239

All of the Reserve Parcels shown on said plat including: SC-1, SC-2, SC-3, SC-4, SC-5, SC-6 and SC-7.

Roads and streets shown on said plat including:

All of Sea Colony Drive

All of Avalon Drive

All of Avalon Lane

All of Bedford Drive

All of Bedford Lane

All of Nantucket Lane

That portion of Nantucket Drive from its eastern most intersection with Sea Colony Drive to a line that is the southerly continuation of the western boundary of Lot 80.

(AMEND 2 - EXHIBIT A)

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EXHIBIT B

SEA COLONY DECLARATION OF COVENANTS AND EASEMENTS

PHASE II OF SEA COLONY

Phase II of Sea Colony shall consist of a portion of the Subdivision Plat of Sea Colony as recorded at Map Book 27 Pages 30 through 39 of the Public Records of Flagler County, Florida, described as follows:

All of Lots 1 through 35
69 through 79
90 through 102
127 through 136
144 through 149
240 through 271
324 through 332
336 through 350

Roads and streets shown on said plat including:

All of Andover Drive

All of Avalon Terrace

That portion of Bristol Drive from its intersection with Sea Colony Drive to its intersection with the southern boundary of Lot 136.

That portion of Nantucket Drive from its westerly intersection with Sea Colony Drive to a line that is the southerly continuation of the western boundary of Lot 80.

All of Nantucket Terrace

That portion of Sea Vista Drive adjacent to Lots 324-332 and Lots 336-350.

(AMEND 2 - EXHIBIT B)

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EXHIBIT C
SEA COLONY DECLARATION OF COVENANTS AND EASEMENTS
PHASE III OF SEA COLONY

Phase III of Sea Colony shall consist of a portion of the Subdivision Plat of Sea Colony as recorded at Map Book 27 Pages 30 through 39 of the Public Records of Flagler County, Florida, described as follows:

All of Lots 137 through 143
150 through 207
272 through 323
333 through 335

Roads and streets shown on said plat including:

That portion of Bristol Drive from its northern intersection with Bristol Lane to the southern boundary of the Sea Colony plat.

All of Bristol Lane

All of Medford Drive

That portion of Sea Vista Drive adjacent to Lots 307-323 and 333-335.

(AMEND 2 - EXHIBIT C)

85 NOV 24 P 1:52
J. Wickel, Jr.
CLERK OF DISTRICT COURT
FLAGLER COUNTY, FLA.

FILED
OR. SOC. 11
NOV 24 1985
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