

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

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JACKSONVILLE, FL 32202-4327

Un-official

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS AND RESTRICTIONS  
FOR PINEHURST POINTE**

This **FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS** for **PINEHURST POINTE** ("First Amendment") is made effective November 14, 1997 by **SJH PARTNERSHIP, LTD.**, a Florida limited partnership (the "Developer").

**RECITALS**

A. The Developer has executed the Declaration of Covenants and Restrictions for Pinehurst Pointe which is recorded in Official Records Book 1252 at page 1490 of the current public records of St. Johns County, Florida (the "Declaration").

B. The Developer is presently the Owner of all of the Lots located within Pinehurst Pointe. Pursuant to Section 13.5 of the Declaration, the Developer, as the sole member of the Association, desires to amend the Declaration as more particularly described hereafter.

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

1. All defined terms contained in this First Amendment shall have the same meanings as such terms are defined by the Declaration.
2. A new section 10.22 of the Declaration is hereby created to read as follows:

Section 10.22 **Combination of Lots 7 and 8.** Notwithstanding any provision of this Declaration to the contrary, Lots 7 and 8 of Pinehurst Pointe shall hereafter be deemed to constitute a single Lot for all purposes under this Declaration, including without limitation, for purposes of assessments levied

pursuant to Article VII hereof; provided however, only one residential dwelling and associated structures may be constructed upon Lots 7 and 8.

3. Except as specifically amended hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Developer has caused this First Amendment to Declaration of Covenants and Restrictions for Pinehurst Pointe to be duly executed effective the date and year first above written.

Signed, sealed and delivered in the presence of:

**SJH PARTNERSHIP, LTD.**,  
a Florida limited partnership

\_\_\_\_\_  
(Name \_\_\_\_\_)

By: **SJ MEMPHIS, LTD.**, a Florida limited partnership, its general partner

\_\_\_\_\_  
(Name \_\_\_\_\_)

By: **ST. JOHNS HARBOUR, INC.**, a Florida corporation, its general partner

Name Printed: \_\_\_\_\_  
Title: \_\_\_\_\_  
3370-I International Golf Parkway  
St. Augustine, FL 32092

STATE OF FLORIDA        )  
  )SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 1997, by \_\_\_\_\_, the \_\_\_\_\_ of St. Johns Harbour, Inc., a Florida corporation, the general partner of SJ Memphis, Ltd., a Florida limited partnership, the general partner of **SJH PARTNERSHIP, LTD.**, a Florida limited partnership, on behalf of the partnership.

\_\_\_\_\_ )

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

NOTARY PUBLIC, State of

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Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Personally Known  
or Produced I.D. \_\_\_\_\_  
[check one of the above]

Type of Identification Produced

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Courtesy

Copy