

Prepared by and return to:

Shannon Sheppard, Esq.  
Smolker, Bartlett, Schlosser, Loeb & Hinds, P.A.  
500 E. Kennedy Boulevard, Suite 200  
Tampa, Florida 33602  
(813) 223-3888  
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**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR THE VILLAS AT NOCATEE**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT NOCATEE** (this "Amendment") is made this 22<sup>nd</sup> day of December, 2014, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership, having an office at 6950 Philips Highway, Suite 19, Jacksonville, Florida 32216 (the "Declarant").

**RECITALS:**

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Villas at Nocatee dated June 3, 2014, and recorded in O.R. Book 16801, Page 1253 of the Public Records of Duval County, Florida (the "Declaration"); and

WHEREAS, pursuant to the authority given Declarant in Article VIII, Section 5 of the Declaration, Declarant has the right to amend the Declaration without Association or other third-party approval before turnover of control of the Association has occurred, and turnover has not occurred as of the date hereof.

NOW THEREFORE, Declarant hereby amends the Declaration as follows.

1. Recitals. The foregoing recitals are acknowledged as true and correct and are incorporated herein by reference.
2. Definitions. Capitalized terms used but not defined in this Amendment shall have the meanings given to them in the Declaration.
3. Outbuildings. Article III, Section 2 of the Declaration is hereby amended and restated in its entirety as follows:

**Section 2. Outbuildings Prohibited.**

(a) No structure of a temporary character, trailer, tent, shack, garage or other outbuilding shall be used on any Lot at any time as a residence, temporarily or permanently. No structure, including utility buildings, may be erected on any Lot for other than residential purposes, except a builder's temporary structure. Cabanas and pool houses are not permitted on any Lot.

(b) The provisions of Sections 25 and 26 of this Article III shall supersede this section.

4. Ratification of Declaration. Except as amended and modified hereby, the Declaration is unchanged, remains in full force and effect and is hereby ratified and confirmed by the Declarant.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be duly executed on the date stated above.

WITNESSES:

**STANDARD PACIFIC OF FLORIDA,**  
a Florida general partnership

By: Standard Pacific of Florida, GP, Inc.,  
a Delaware corporation,  
its managing general partner

By: [Signature]  
Print Name: Hillary Smalling

By: [Signature]  
Maurice Rudolph,  
Vice President – Land Operations

By: [Signature]  
Print Name: Nicky Nager

STATE OF FLORIDA

COUNTY OF Doral

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2014, by Maurice Rudolph, as Vice President – Land Operations of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, on behalf of the corporation and the partnership. He [] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



[Signature]  
NOTARY PUBLIC  
Print Name: Amber Maria Lehman  
My commission expires: March 06, 2015