

Upon recording, return to:  
Ken Borick  
The St. Joe Company  
133 South WaterSound Parkway  
WaterSound, FL 32413

Cross-Reference: Declaration: Book 2186, Page 001  
Declaration: Book 2931, Page 802

**FIRST AMENDMENT TO THE  
FIRST AMENDED AND RESTATED  
DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
WATERCOLOR**

THIS FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WATERCOLOR ("First Amendment") is made this 16<sup>th</sup> day of October, 2013, by The St. Joe Company, a Florida corporation ("Declarant").

**WITNESSETH**

WHEREAS, on March 27, 2000, Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for WaterColor in Deed Book 2186, Page 1, *et seq.*, of the Official Records of Walton County, Florida, as amended and restated by that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterColor, recorded in Book 2931, Page 802, *et seq.*, Official Records of Walton County, Florida (as may be amended, supplemented, and restated from time to time, the "Declaration");

WHEREAS, pursuant to Section 10.1 of the Declaration, "the Declarant reserves the right to amend this Declaration, so long as it has the right to annex property pursuant to Section 9.1, to remove any unimproved portion of WaterColor from the coverage of this Declaration";

WHEREAS, Declarant desires to amend the Declaration to remove the property described on Exhibit "A," attached hereto and incorporated herein by this reference (the "Withdrawn Property"), from the coverage of the Declaration;

WHEREAS, pursuant to Section 9.1 of the Declaration, Declarant's right to annex property expires upon the earlier to occur of when all of the property described on Exhibit "B" to the Declaration has been subjected to the Declaration, or 35 years after the Declaration has been recorded in public records; and

WHEREAS, all of the property on Exhibit "B" has not been subjected to the Declaration and 35 years have not elapsed from the time the Declaration has been recorded in public records;

NOW, THEREFORE, pursuant to Declarant's reserved authority, Declarant hereby amends the Declaration as follows:

1. The above recitals are incorporated herein as true and correct and undefined terms shall have the same meaning as set forth in the Declaration.

2. Declarant hereby amends the Declaration and removes the Withdrawn Property from coverage of the Declaration. Exhibit "A" to the Declaration is hereby amended by deleting and withdrawing therefrom the real property described on Exhibit "A" attached to this First Amendment.

3. Except as amended herein, all terms, covenants and restrictions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this First Amendment the day and year first above written.

WITNESSED BY:

Janet P. Greeno  
Name: Janet P. Greeno

Christine McClure  
Name: Christine McClure

DECLARANT:

The St. Joe Company, a Florida corporation

By: Patrick Bienvenue  
Name: Patrick Bienvenue  
Its: Executive Vice President

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me this the 16<sup>th</sup> day of October, 2013 by Patrick Bienvenue, who is the EVP of The St. Joe Company. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Christine McClure  
NOTARY PUBLIC  
Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_





**EXHIBIT "A"**  
**Withdrawn Property**

BEGIN AT A NORTHEAST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 01°40'37" WEST, ALONG THE EAST LINE OF SAID SECTION 15, FOR A DISTANCE OF 1,041.50 FEET; THENCE SOUTH 47°28'13" EAST, FOR A DISTANCE OF 12.99 FEET; THENCE NORTH 60°12'54" EAST, FOR A DISTANCE OF 37.69 FEET; THENCE NORTH 14°43'38" EAST, FOR A DISTANCE OF 39.38 FEET; THENCE NORTH 43°16'19" EAST, FOR A DISTANCE OF 49.45 FEET; THENCE SOUTH 02°01'03" WEST, FOR A DISTANCE OF 49.61 FEET; THENCE SOUTH 61°28'24" EAST, FOR A DISTANCE OF 64.72 FEET; THENCE SOUTH 17°34'18" WEST, FOR A DISTANCE OF 46.19 FEET; THENCE SOUTH 09°39'27" EAST, FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 26°13'23" EAST, FOR A DISTANCE OF 30.27 FEET; THENCE SOUTH 69°05'13" EAST, FOR A DISTANCE OF 33.70 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST LAKE FOREST DRIVE (RIGHT OF WAY WIDTH VARIES); THENCE WESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR THE FOLLOWING FOUR COURSES: SOUTH 40°01'30" WEST, FOR A DISTANCE OF 25.53 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 268.38 FEET, FOR AN ARC A DISTANCE OF 103.28 FEET, SAID ARC HAVING A CHORD OF 102.65 FEET BEARING SOUTH 51°02'59" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO NORTH AND HAVING A RADIUS OF 120.00 FEET, FOR AN ARC DISTANCE OF 198.21 FEET, SAID ARC HAVING A CHORD OF 176.43 FEET BEARING NORTH 70°36'26" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 578.17 FEET, FOR AN ARC DISTANCE OF 41.16 FEET, SAID ARC HAVING A CHORD OF 41.15 FEET BEARING NORTH 25°23'54" WEST TO THE MOST SOUTHERLY CORNER OF LOT 1, MERE RIDGE AT WATERCOLOR, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 23-23B, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID MERE RIDGE AT WATERCOLOR, FOR THE FOLLOWING TWENTY-ONE COURSES: NORTH 62°29'33" EAST, FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 30°48'13" WEST, FOR A DISTANCE OF 75.87 FEET; THENCE NORTH 17°22'29" WEST, FOR A DISTANCE OF 150.90 FEET; THENCE NORTH 36°05'39" WEST, FOR A DISTANCE OF 50.82 FEET; THENCE NORTH 51°28'40" WEST, FOR A DISTANCE OF 52.16 FEET; THENCE NORTH 53°40'16" WEST, FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 56°38'32" WEST, FOR A DISTANCE OF 51.08 FEET; THENCE NORTH 60°32'13" WEST, FOR A DISTANCE OF 50.16 FEET; THENCE NORTH 64°26'20" WEST, FOR A DISTANCE OF 50.16 FEET; THENCE NORTH 68°20'27" WEST, FOR A DISTANCE OF 50.16 FEET; THENCE NORTH 72°09'25" WEST, FOR A DISTANCE OF 64.22 FEET; THENCE SOUTH 74°05'26" WEST, FOR A DISTANCE OF 89.10 FEET; THENCE SOUTH 00°14'35" WEST, FOR A DISTANCE OF 138.98 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 559.00 FEET, FOR AN ARC DISTANCE OF 19.13 FEET SAID ARC HAVING A CHORD OF 19.13 FEET BEARING NORTH 80°33'57" WEST; THENCE NORTH 10°58'51" WEST, FOR A DISTANCE OF 98.77 FEET; THENCE NORTH 39°48'32" WEST, FOR A DISTANCE OF 72.02 FEET; THENCE NORTH 47°34'29" WEST, FOR A DISTANCE OF 63.05 FEET; THENCE NORTH 54°13'00" WEST, FOR A DISTANCE OF 59.71 FEET; THENCE NORTH 32°33'15" EAST, FOR A DISTANCE OF 3.10 FEET; THENCE NORTH 70°17'07" WEST, FOR A DISTANCE OF 27.79 FEET; THENCE NORTH 19°42'47" EAST, FOR A DISTANCE OF 119.00 FEET, TO THE NORTHEASTERLY CORNER OF LOT 16, SAID MERE RIDGE AT WATERCOLOR; THENCE, ALONG THE BOUNDARY OF SANDY CREEK AT WATERCOLOR, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 57-57B OF SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO COURSES: NORTH 88°42'03" EAST FOR A DISTANCE OF 229.46 FEET; THENCE NORTH 01°17'57" WEST, FOR A DISTANCE OF 474.32 FEET, TO THE NORTH LINE OF SAID SECTION 15; THENCE NORTH 88°42'03" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 472.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, AND CONTAINING 10.5116 ACRES, MORE OR LESS.