

Prepared by/return to:
Legal Department
The St. Joe Company
133 S. Watersound Parkway
Watersound, FL 32461

Cross Reference:

Amended and Restated Declaration of Covenants,
Conditions and Restrictions for Watersound
Origins, recorded in Official Records Book 2985,
Page 3451

**SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERSOUND ORIGINS**

THIS SECOND AMENDMENT is made this 26th day of April, 2019, by The Watersound Company, LLC, a Florida limited liability company (hereinafter referred to as "Declarant");

W I T N E S S E T H

WHEREAS, on June 29, 2006, that certain Community Charter for WaterSound was recorded in Official Records Book 2724, Page 3049 in the Official Records of Walton County, Florida (hereinafter, the "Records"); as amended by that certain First Amendment to the Community Charter for WaterSound, recorded in Official Records Book 2854, Page 490 of the Records; and by that certain Second Amendment to the Community Charter for WaterSound recorded in Official Records Book 2864, Page 4426 of the Records; and by that certain Third Amendment to the Community Charter for WaterSound recorded in Official Records Book 2869, Page 2760 of the Records; and by that certain Fourth Amendment to the Community Charter recorded in Official Records Book 2908, Page 4254 of the Records; and by that certain Fifth Amendment to the Community Charter recorded in Official Records Book 2927, Page 3407 of the Records; and by that certain Sixth Amendment to the Community Charter recorded in Official Records Book 2933, Page 4051 of the Records, and by that certain Seventh Amendment to the Community Charter recorded in Official Records Book 2933, Page 4056 of the Records; and as affected by that certain Assignment of Declarant's Rights recorded in Official Records Book 2985, Page 3436 of the Records; and as amended and restated by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Watersound Origins recorded in Official Records Book 2985, Page 3451 of the Records; and as amended by that certain Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Watersound Origins recorded in Official Records Book 3002, Page 2631 of the Records; and as supplemented by that certain First Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Watersound Origins recorded in Official Records Book 3044, Page 3640 of the Records; and as supplemented by that certain Second Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Watersound Origins recorded in Official Records Book 3052, Page 1213 of the Records; and as supplemented by that certain Third Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Watersound Origins recorded in Official Records Book 3092, Page 4634 of the Records; and as supplemented by that certain Fourth Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Watersound Origins recorded in Official Records Book 3103, Page 2663 of the Records (such instrument as at any time amended, restated and supplemented is hereinafter referred to as the "Declaration");

WHEREAS, pursuant to Section 7.3 of the Declaration, “[t]he Declarant reserves the right to amend the Declaration during the Development Period for the purpose of removing any portion of the Properties from the coverage of this Declaration. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn, if not the Declarant”;

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, the Development Period has not expired or been terminated as of the date of this Amendment; and

WHEREAS, Declarant is the owner of the Withdrawn Property and no other consent is required under the Declaration.

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, 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 the Property described on Exhibit “A” to this Amendment.
3. Except as modified herein, the Declaration, and the terms, conditions and provisions therein, shall remain in full force and effect.
4. Invalidation of any provision of the Declaration, in whole or in part, or any application of a provision of the Declaration by judgment or court order shall in no way affect other provisions or applications. In the event there is a conflict of terms between this Amendment, the Governing Documents and the Declaration, the terms and provisions of this Amendment shall control.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, The Watersound Company, LLC, as the Declarant, hereby executes this Amendment by and through its authorized representative on the date and year first above written.

DECLARANT:

THE WATERSOUND COMPANY, LLC,
a Florida limited liability company

By: Budget Pleuse
Name: Budget Pleuse
Its: J.P.

Christine McClure
Witness

Deanne Anger
Witness

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me on this 26th day of APRIL, 2019, by Budget Pleuse, the Vice President of The Watersound Company, LLC, a Florida limited liability company. He/She is personally known to me and did/did not take an oath.



CHRISTINE M MCCLURE
Commission # GG 201564
Expires May 7, 2022
Bonded Thru Budget Notary Services

Christine McClure
Notary Public

EXHIBIT "A"
Withdrawn Property

PARCEL A:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 72 DEGREES 26 MINUTES 54 SECONDS WEST A DISTANCE OF 2727.35 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 98, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 41 SECONDS 09 MINUTES WEST ALONG SAID NORTHERN RIGHT OF WAY A DISTANCE OF 656.79 FEET TO A POINT; THENCE DEPARTING SAID NORTHERN RIGHT OF WAY NORTH 53 DEGREES 27 MINUTES 31 SECONDS EAST A DISTANCE OF 1131.28 FEET TO A POINT; THENCE SOUTH 36 DEGREES 42 MINUTES 05 SECONDS EAST A DISTANCE OF 633.69 FEET TO A POINT; THENCE SOUTH 52 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 1131.63 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

TOGETHER WITH PARCEL B:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 72 DEGREES 26 MINUTES 54 SECONDS WEST A DISTANCE OF 2727.35 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 98; THENCE NORTH 36 DEGREES 41 MINUTES 09 SECONDS WEST ALONG SAID NORTHERN RIGHT OF WAY A DISTANCE OF 656.79 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERN RIGHT OF WAY NORTH 36 DEGREES 41 MINUTES 09 SECONDS WEST A DISTANCE OF 120.00 FEET; THENCE DEPARTING SAID NORTHERN RIGHT OF WAY NORTH 53 DEGREES 27 MINUTES 31 SECONDS EAST A DISTANCE OF 1131.25 FEET TO A POINT; THENCE SOUTH 36 DEGREES 42 MINUTES 05 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 53 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 1131.28 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

TOGETHER WITH PARCEL C:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 64 DEGREES 44 MINUTES 54 SECONDS WEST A DISTANCE OF 3388.23 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 98, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 41 MINUTES 09 SECONDS WEST ALONG SAID NORTHERN RIGHT OF WAY A DISTANCE OF 2097.15 FEET TO A POINT; THENCE DEPARTING SAID NORTHERN RIGHT OF WAY NORTH 50 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 1131.98 FEET TO A POINT; THENCE SOUTH 36 DEGREES 42 MINUTES 07 SECONDS EAST A DISTANCE OF 2154.92 FEET TO A POINT; THENCE SOUTH 53 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 1131.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCEL C:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 43 DEGREES 16 MINUTES 32 SECONDS WEST A DISTANCE OF 4034.25 FEET TO A POINT ON THE SOUTH LINE OF A 100' WIDE GULF POWER RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 20 MINUTES 33 SECONDS WEST A DISTANCE OF 947.03 FEET TO A POINT; THENCE SOUTH 74 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 32.63 FEET TO A POINT; THENCE SOUTH 65 DEGREES 19 MINUTES 55 SECONDS WEST A DISTANCE OF 12.51 FEET TO A POINT; THENCE SOUTH 53 DEGREES 28 MINUTES 21 SECONDS WEST A DISTANCE OF 141.23 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 98; THENCE NORTH 36 DEGREES 41 MINUTES 09

SECONDS WEST ALONG SAID NORTHERN RIGHT OF WAY A DISTANCE OF 99.24 FEET TO A POINT; THENCE DEPARTING SAID NORTHERN RIGHT OF WAY NORTH 53 DEGREES 21 MINUTES 24 SECONDS EAST A DISTANCE OF 1130.93 FEET TO A POINT ON THE SOUTH LINE OF A 100' WIDE GULF POWER RIGHT OF WAY; THENCE SOUTH 36 DEGREES 42 MINUTES 07 SECONDS EAST ALONG THE SOUTHERN BOUNDARY OF SAID RIGHT OF WAY A DISTANCE OF 113.53 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

TOGETHER WITH PARCEL D:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 88°15'36" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23 FOR A DISTANCE OF 1,250.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 30 (U.S. HIGHWAY NO. 98), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, F.P. NO. 2206441; THENCE SOUTH 36°41'10" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 488.57 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF WATERSOUND PARKWAY NORTH, AS RECORDED IN OFFICIAL RECORDS BOOK 2721, PAGE 3797, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE NORTH 53°18'06" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1,230.64 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GULF POWER COMPANY RIGHT OF WAY AS RECORDED IN DEED BOOK 122, PAGE 416 OF THE PUBLIC RECORDS AND BEING THE POINT OF BEGINNING; THENCE NORTH 36°42'43" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE 688.85 FEET; THENCE NORTH 52°52'27" EAST, 700.66 FEET; THENCE NORTH 08°41'53" EAST, 363.09 FEET; THENCE NORTH 74°21'34" EAST, 431.57 FEET; THENCE SOUTH 34°42'44" EAST, 343.42 FEET; THENCE SOUTH 62°21'33" WEST, 264.16 FEET; THENCE SOUTH 28°46'05" WEST 579.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, A CHORD BEARING OF SOUTH 28°08'00" EAST AND A CHORD DISTANCE OF 132.06 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°02'24", FOR A DISTANCE OF 135.21 FEET; THENCE SOUTH 26°30'59" WEST, ON A NON-TANGENT BEARING TO THE PREVIOUS CURVE, FOR A DISTANCE OF 155.27 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF WATERSOUND PARKWAY NORTH SAID POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 160.00 FEET, A CHORD BEARING OF SOUTH 45°19'09" WEST AND A CHORD DISTANCE OF 240.23 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 97°18'16", FOR A DISTANCE OF 271.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 24°59'06" WEST AND A CHORD DISTANCE OF 37.95 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°38'14", FOR A DISTANCE OF 39.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53°18'06" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE 132.65 FEET TO THE POINT OF BEGINNING.