

10 Rec  
4/00  
550  
1400  
add. names

PREPARED BY and RETURN TO:  
Linda Connor Kane  
Holland & Knight  
50 N. Laura Street, Suite 3900  
Jacksonville, Florida 32202

**SECOND AMENDMENT TO  
SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS  
AND RESTRICTIONS**

**SEA PLACE OCEANHOMES**

THIS SECOND AMENDMENT is made this 30 day of December, 1994, by  
SEA PLACE OCEANHOMES OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation  
("Association").

**RECITALS:**

A. North Crescent Beach, Ltd., a Florida limited partnership ("Declarant"), subjected certain land owned by it to the Sea Place Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 676, page 1374, as supplemented by Supplemental Sea Place Declarations of Covenants, Conditions and Restrictions recorded in Official Records Book 690, page 1081 and re-recorded in Official Records Book 699, page 1515, in Official Records Book 706, page 150, and in Official Records Book 945, page 865, all of the public records of St. Johns County, Florida (collectively referred to herein as the "Declaration"), as further supplemented in Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes, recorded in Official Records Book 976, page 1286, and by First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes, recorded in Official Records Book 1005, page 1268, all of the public records of St. Johns County, Florida (collectively referred to herein as the "Oceanhomes Declaration").

B. Pursuant to the provisions of Article XI, Section 5, of the Oceanhomes Declaration, the Association may amend or alter the Supplemental Declaration in any respect with the consent of seventy five percent (75%) or more of each class of votes.

C. As of the date hereof, the only class of votes in the Association is the Class A membership, defined in the Oceanhomes Declaration as all Owners of any Lot in the Oceanhomes Property.

D. The Association, with the requisite consent of the Class A Members, which consents are attached hereto and made a part hereof, has determined to place additional restrictions with respect to the leasing of the Oceanhomes Property, as defined in the Oceanhomes Declaration.

NOW THEREFORE, in consideration of the premises, the Association hereby amends the Oceanhomes Declaration as follows:

Recorded in Public Records St. Johns County, FL  
Clerk # 95008888 O.R. 1102 PG 258 11:47AM 03-31-95  
Recording 41.00 Surcharge 5.50

O.R. 1102 PG 0259

1. Article V, Section 2 is hereby amended in its entirety to read as follows:

"3. RESIDENTIAL USE; LEASING. Lots shall be used for single-family residential purposes only and any businesses (such as doctors, dentists, accountants, hairdressers, etc.) are specifically prohibited. No trailer, basement, garage, or any outbuilding of any kind, even if otherwise permitted hereunder to be or remain on a Lot, shall be at any time used as a residence, either temporarily or permanently. The Oceanhomes Property is intended to be occupied on a non-transient basis. Accordingly, all leases of a Lot or Dwelling must be for a term of at least six (6) months, the Lots and Dwellings must be occupied by the tenant under the lease, and no subleasing shall be permitted. All tenants must specifically assume and agree to abide by the terms and conditions of this Declaration."

2. Except as amended herein, all terms and conditions of the Declaration and Oceanhomes Declaration remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this instrument on behalf of the Association as of the date first above written.

Signed, sealed and delivered  
in our presence:

SEA PLACE OCEANHOMES OWNERS  
ASSOCIATION, INC., a Florida not-for-profit  
corporation

Ronda Bernstine  
Print Name: Ronda Bernstine

By: Ralph Foster  
Name: \_\_\_\_\_  
Its President

Ronda Bernstine  
Print Name: Ronda Bernstine

[Corporate Seal]

Cynthia H. O'Neil  
CYNTHIA H. O'NEIL  
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 27 day of FEB, 1996 by RALPH FOSTER, the President of Sea Place Oceanhomes Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me or produced n/a as identification.

Cynthia H. O'Neil  
Print Name: CYNTHIA H. O'NEIL  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

JAX-131576



CYNTHIA H O'NEIL  
My Commission C0318354  
Expires Sep. 23, 1997  
Bonded by ANB  
800-852-6876

D.R. 1102 PG 0260

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 1 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 12 day of January, 1994.

Signed, sealed and delivered  
in the presence of:

Print Name: WILLIAM R. DUNAVANT WILLIAM R. DUNAVANT

Print Name: LUCILLE H. DUNAVANT LUCILLE H. DUNAVANT

Whose address is:

1534 DUSKILL DR L  
Beth, Pa 18014

STATE OF Pennsylvania  
COUNTY OF Northampton

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 1994, by William R. Dunavant and Lucille H. Dunavant, husband and wife, who are personally known to me or produced \_\_\_\_\_ as identification.

Colleen A. Semanek  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

Notarial Seal  
Colleen A. Semanek, Notary Public  
Hanover Twp., Northampton County  
My Commission Expires April 28, 1997  
Member, Pennsylvania Association of Notaries

D.R. 1102 PG 0261

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 2 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 30 day of December, 1994.

Signed, sealed and delivered  
in the presence of:

Print Name: PAUL STAMATELAKIS

Print Name: GEORGE J. RAZIS

Print Name: Amelia Branes

Print Name: ELAINE RAZIS

Whose address is:

Clew Neck Road  
Sands Point, N.Y. 11050

STATE OF NEW YORK  
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 1994, by George J. Razis and Elaine Razis, husband and wife, who are personally known to me or produced driver's license as identification.

Print Name: MARIA KAPSIS  
Notary Public, State of NEW YORK  
My Commission Expires: MARCH 10, 1996  
Commission Number: 41-4963678

MARIA KAPSIS  
Notary Public, State of New York  
No. 41-4963678  
Qualified in Queens County  
Commission Expires March 12, 1996

O.R. 1102 PG 0262

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 3 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 6<sup>th</sup> day of December 1994, 1994.

Signed, sealed and delivered  
in the presence of:

Martin Rauch  
Print Name: MARTIN RAUCH

William F. Cirmo  
WILLIAM F. CIRMO

Millie C. Legenhausen  
Print Name: MILLIE C. LEGENHAUSEN

Christine A. Cirmo  
CHRISTINE A. CIRMO

Whose address is:  
16 WINGED FOOT CT.  
CHESHIRE, CT. 06410

STATE OF Connecticut  
COUNTY OF New Haven

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 1994, by William F. Cirmo and Christine A. Cirmo, husband and wife, who are personally known to me or produced as identification.

Walter A. Zinser  
Print Name: WALTER A. ZINSER  
Notary Public, State of Connecticut  
My Commission Expires: 1-31-98  
Commission Number: 41471

O.R. 1102 PG 0263

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 4 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 10 day of July, 1995

Signed, sealed and delivered  
in the presence of:

Print Name: RALPH S FOSTER

Ralph S. Foster  
RALPH S. FOSTER

Print Name: RUTH J. FOSTER

Ruth J. Foster  
RUTH J. FOSTER

Whose address is:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 13 day of Jan, 1995 by Ralph S. Foster and Ruth J. Foster, husband and wife, who are personally known to me or produced n/a as identification.

Cynthia H. O'Neil  
Print Name: CYNTHIA H. O'NEIL  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:



CYNTHIA H. O'NEIL  
My Commission CC318354  
Expires Sep. 23, 1997  
Bonded by ANB  
800-352-5872

O.R. 1102 PG 0264

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 5 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 9 day of February, 1995.

Signed, sealed and delivered  
in the presence of:

Anna Marl  
Print Name: \_\_\_\_\_

Richard D. Hensley  
RICHARD D. HENSLEY

Anna Marl  
Print Name: \_\_\_\_\_

Sandra J. Hensley  
SANDRA J. HENSLEY

Whose address is:

3416 Oceanhomes Ct.  
St. Augustine FL

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 9 day of Feb, 1995, by Richard D. Hensley and Sandra J. Hensley, husband and wife, who are personally known to me or produced \_\_\_\_\_ as Identification.

Cynthia H. O'Neil

Print Name: CYNTHIA H. O'NEIL

Notary Public, State of Florida

My Commission Expires:

Commission Number:



CYNTHIA HONEIL  
My Commission CC318354  
Expires Sep. 23, 1997  
Bonded by ANB  
800-852-6878

O.R. 1102 PG 0265

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 7 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 27 day of Feb, 1994.

Signed, sealed and delivered  
in the presence of:

Rhonda Bernstine  
JOSE TALPALAR  
Print Name: Rhonda Bernstine

Rhonda Bernstine  
SUSAN TALPALAR  
Print Name: Rhonda Bernstine

Jose Talpalar  
JOSE TALPALAR

Susan Talpalar  
SUSAN C. TALPALAR

Whose address is:

4324 Oceanhomes Ct

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 27 day of FEB, 1994, by Jose Talpalar and Susan C. Talpalar, husband and wife, who are personally known to me or produced n/a as identification.

Cynthia H. O'Neil  
Print Name: CYNTHIA H. O'NEIL  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:



CYNTHIA H O'NEIL  
My Commission CC318354  
Expires Sep. 23, 1997  
Bonded by ANB  
800-852-5878

O.R. 1102 PG 0266

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 9 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 5<sup>th</sup> day of December, 1994.

Signed, sealed and delivered  
in the presence of:

Ann K. Cooksey  
WILLIAM H. DeVRIES  
Print Name: ANN K COOKSEY

William H. DeVries  
WILLIAM H. DeVRIES FDL D162-928-32-100-0

Lucia Phillips  
Print Name: JOANN DeVRIES PC  
Lucia Phillips

Joann DeVries  
JOANN DeVRIES FDL D162-438-43-770-0

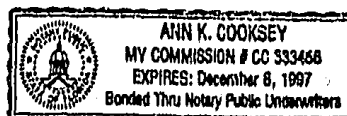
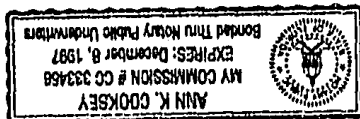
Whose address is:  
4532 Oceanhomes Ct  
Altamonte Springs, FL 32084

STATE OF FLORIDA  
COUNTY OF ST JOHN

The foregoing instrument was acknowledged before me this 5 day of December, 1994, by William H. DeVries and Jo Ann DeVries, husband and wife, who are personally known to me or produced FDL as identification.

Ann K. Cooksey

Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_



O.R. 1102 PG 0267

## CONSENT OF OWNER(S)

THE UNDERSIGNED is/are the Owner(s) of the following described real property located in St. Johns County, Florida:

Lot 10 in SEA PLACE OCEANHOMES, according to the plat thereof recorded in Map Book 26, pages 66 - 69, of the public records of St. Johns County, Florida.

and hereby consent to the terms and conditions of the Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions - Sea Place Oceanhomes and the restrictions on leasing of Lots or Dwellings set forth therein.

DATED this 14 day of DECEMBER, 1994.

Signed, sealed and delivered  
in the presence of:

ALISTER C. TAYLOR  
Print Name: \_\_\_\_\_

ALISTER C. TAYLOR  
ALISTER C. TAYLOR

HELEN M. TAYLOR  
Print Name: \_\_\_\_\_

HELEN M. TAYLOR  
HELEN M. TAYLOR

Whose address is:

15 FOX RD  
WAKEFIELD, MA 01880

STATE OF MASS  
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this 14 day of December, 1994, by Alister C. Taylor and Helen M. Taylor, husband and wife, who are personally known to me or produced \_\_\_\_\_ as identification.

Linda Gatti

Print Name: Linda GATTI  
Notary Public, State of Florida MASS  
My Commission Expires MY COMMISSION EXPIRES JUNE 6, 1997  
Commission Number: \_\_\_\_\_