

This instrument prepared by:  
UIL Family Limited Partnership  
4229 Highway 90 East  
Pace, FL 32571

DEPUTY CLERK TK  
#2  
Trans # 596619

State of Florida  
County of Santa Rosa

**FIRST AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PACE MILL CREEK**

This First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek is made as of the date set forth below by UIL Family Limited Partnership, a Florida limited partnership, (the "Declarant") for the following uses and purposes:

RECITALS:

- A. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions on April 28, 1999, which was recorded on April 29, 1999 in O.R. Book 1753 at Page 1439 of the Public Records of Santa Rosa County; and ,
- B. Declarant further executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, , dated October 15, 2009 and recorded October 19, 2009 in O.R. Book 2935 at Page 1486 of the Public Records of Santa Rosa County (the "Declaration").
- C. Declarant desires to add a portion of the annexable area to the Development, as those terms are defined in the Declaration referenced above, and to otherwise amend the Declaration, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. Phase Two Property: Pursuant to Article VIII, Section 4, of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof (the "Phase 2 Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Pace Mill Creek, Phase 2, recorded, or to be recorded, in the Public Records of Santa Rosa County, Florida.

2. Ratification and Confirmation: Except as amended hereby, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates Phase 2 as herein referenced as Exhibit "A" into said Development.

Plat BK 11 Pg 98

IN WITNESS WHEREOF, Declarant has caused this First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek to be executed by it's duly authorized agent/officer effective this 13 day of SEPT, 2013.

Signed, Sealed and Delivered in the Presence of:

Joni L. Maddrey  
Printed Name: Joni L. Maddrey  
Shanna A. Rosen  
Printed Name: Shanna A. Rosen

UIL Family Limited Partnership, a Florida limited Partnership

By: Edwin Henry  
Edwin Henry, President of Henry Business Group, Inc., a Florida corporation, as General Partner

"Witnesses"

"Declarant"

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me this 13 day of SEPTEMBER, 2013, by Edwin Henry, as President of Henry Business Group, Inc., a Florida corporation, General Partner of UIL Family Limited Partnership, a Florida limited partnership, , who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey  
Notary Public, State of Florida at Large  
Printed Name: \_\_\_\_\_  
Commission expiration/Seal:



BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK "D", PACE MILL CREEK, AS RECORDED IN PLAT BOOK 11 AT PAGE 31 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY FLORIDA; THENCE GO SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 11, BLOCK "D", FOR A DISTANCE OF 165.80 FEET; THENCE, DEPARTING THE NORTH LINE OF SAID LOT 11, BLOCK "D", GO NORTH 00 DEGREES 16 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 60.00 FEET TO THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF STONE CIRCLE (60 FOOT RIGHT-OF-WAY), BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 305.00 FEET; THENCE GO WESTERLY ALONG THE ARC OF SAID CURVED NORTHERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 305.00 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 43 SECONDS FOR AN ARC DISTANCE OF 82.66 FEET (CHORD BEARING SOUTH 81 DEGREES 58 MINUTES 01 SECONDS WEST, CHORD DISTANCE 82.41 FEET) TO THE NORTHEAST CORNER OF 11, BLOCK "G" OF THE AFORESAID PACE MILL CREEK SUBDIVISION; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF STONE CIRCLE, GO NORTH 47 DEGREES 26 MINUTES 23 SECONDS WEST, ALONG NORTHEASTERLY LINE OF SAID BLOCK "G", FOR A DISTANCE OF 322.73 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE OF BLOCK "G", GO NORTH 08 DEGREES 53 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 386.21 FEET TO INTERSECTION WITH A POINT ON A CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 355.00 FEET; THENCE GO EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 355.00 FEET THROUGH A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 146.74 FEET (CHORD BEARING: NORTH 68 DEGREES 50 MINUTES 33 SECONDS EAST, CHORD DISTANCE: 145.70 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 57 DEGREES 00 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 139.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE GO EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 370.00 FEET THROUGH A CENTRAL ANGLE OF 69 DEGREES 38 MINUTES 52 SECONDS FOR AN ARC DISTANCE OF 449.76 FEET (CHORD BEARING: SOUTH 88 DEGREES 10 MINUTES 30 SECONDS EAST, CHORD DISTANCE: 422.58 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 53 DEGREES 21 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 205.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 245.00 FEET; THENCE GO SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 245.00 FEET THROUGH A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 366.90 FEET (CHORD BEARING: SOUTH 10 DEGREES 27 MINUTES 00 SECONDS EAST, CHORD DISTANCE: 333.57 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 32 DEGREES 27 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 163.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 245.00 FEET; THENCE GO SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 245.00 FEET THROUGH A CENTRAL ANGLE OF 57 DEGREES 16 MINUTES 39 SECONDS FOR AN ARC DISTANCE OF 244.93 FEET (CHORD BEARING: SOUTH 61 DEGREES 05 MINUTES 25 SECONDS WEST, CHORD DISTANCE: 234.85 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 52.65 FEET; THENCE GO SOUTH 00 DEGREES 16 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND BEING SITUATED IN SECTION 33, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 13.04 ACRES MORE OR LESS.

File # 201440447  
OR BK 3387 Pages 1560 - 1333  
RECORDED 11/18/14 09:11:38  
Donald C. Spencer, Clerk  
Santa Rosa County, Florida

This instrument prepared by:  
UIL Family Limited Partnership  
4229 Highway 90 East  
Pace, FL 32571

DEPUTY CLERK TK  
#2  
Trans # 620376

State of Florida  
County of Santa Rosa

**SECOND AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PACE MILL CREEK**

This Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek is made as of the date set forth below by UIL Family Limited Partnership, a Florida limited partnership, (the "Declarant") for the following uses and purposes:

RECITALS:

- A. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions on April 28, 1999, which was recorded on April 29, 1999 in O.R. Book 1753 at Page 1439 of the Public Records of Santa Rosa County; and ,
- B. Declarant further executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated October 15, 2009 and recorded October 19, 2009 in O.R. Book 2935 at Page 1486 of the Public Records of Santa Rosa County (the "Declaration"), and
- C. Declarant executed the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated September 13, 2013 and recorded in O.R. Book 3323 at Page 1658 of the Public Records of Santa Rosa County, Florida; and
- C. Declarant desires to add a portion of the annexable area to the Development, as those terms are defined in the Declaration referenced above, and to otherwise amend the Declaration, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. Phase Three "A" (3A) Property: Pursuant to Article VIII, Section 4, of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof (the "Phase 3A Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Pace Mill Creek, Phase 3A, recorded, or to be recorded, in the Public Records of Santa Rosa County, Florida.

3. Ratification and Confirmation: Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates Phase 3A as herein referenced as Exhibit "A" into said Development.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek to be executed by its duly authorized agent/officer effective this 23 day of OCT, 2014.

Signed, Sealed and Delivered in the Presence of:

Joni L. Maddrey  
Printed Name: Joni L. Maddrey  
Sharon Rosen  
Printed Name: Sharon Rosen

"Witnesses"

UIL Family Limited Partnership, a Florida limited Partnership

By: Edwin Henry  
Edwin Henry, President of Henry Business Group, Inc., a Florida Corporation, as General Partner

"Declarant"

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me this 23 day of OCT, 2014, by Edwin Henry, as President of Henry Business Group, Inc., a Florida corporation, General Partner of UIL Family Limited Partnership, a Florida limited partnership, who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey  
Notary Public, State of Florida at Large  
Printed Name: Joni L. Maddrey  
Commission expiration/Seal:



WEST LINE OF SECTION 33, FOR A DISTANCE OF 1015.03 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE, DEPARTING SAID WEST LINE OF SECTION 33, GO NORTH 89 DEGREES 22 MINUTES 22 SECONDS EAST, ALONG THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 561.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELLON STREET (50' R/W); THENCE, DEPARTING SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, GO SOUTH 00 DEGREES 45 MINUTES 42 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF MELLON STREET, FOR A DISTANCE OF 34.94 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LANE ROAD (50' R/W); THENCE, DEPARTING AFORESAID WEST RIGHT-OF-WAY LINE OF MELLON STREET, GO NORTH 88 DEGREES 55 MINUTES 29 SECONDS EAST, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID LANE ROAD, FOR A DISTANCE OF 511.44 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LANE ROAD, GO SOUTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 595.14 FEET; THENCE GO NORTH 88 DEGREES 56 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 209.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET; THENCE GO EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8 DEGREES 15 MINUTES 32 SECONDS, FOR A DISTANCE OF 51.17 FEET (CHORD BEARING: N84°48'49"E, CHORD DISTANCE: 51.13') TO THE NORTHWEST CORNER OF THE AFORESAID PACE MILL CREEK PHASE TWO; THENCE GO SOUTH 8 DEGREES 53 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID PACE MILL CREEK PASE TWO, FOR A DISTANCE OF 386.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, CONTAINS 30.14 ACRES MORE OR LESS.



This instrument prepared by:  
UIL Family Limited Partnership  
4229 Highway 90 East  
Pace, FL 32571

State of Florida  
County of Santa Rosa

**THIRD AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PACE MILL CREEK**

This Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek is made as of the date set forth below by UIL Family Limited Partnership; a Florida limited partnership, (the "Declarant") for the following uses and purposes:

RECITALS:

- A. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions on April 28, 1999, which was recorded on April 29, 1999 in O.R. Book 1753 at Page 1439 of the Public Records of Santa Rosa County; and ,
- B. Declarant further executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated October 15, 2009 and recorded October 19, 2009 in O.R. Book 2935 at Page 1486 of the Public Records of Santa Rosa County (the "Declaration"), and
- C. Declarant executed the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated September 13, 2013 and recorded in O.R. Book 3323 at Page 1658 of the Public Records of Santa Rosa County, Florida; and
- D. Declarant executed the Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated October 23, 2014, and recorded in O.R. Book 3387 at Page 1360 of the Public Records of Santa Rosa County, Florida; and
- E. Declarant desires to amend the Restrictions as herein shown, as those terms are defined in the Declaration referenced above, and to otherwise amend the Declaration, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. Article 4, Section 9, is amended to read as follows: Off-the-road vehicles, jeeps, boats, campers, trailers, motor homes, recreational vehicles, vans, motorcycles, motorbike, tractors, commercial vehicles of any kind or any other vehicle, machine, equipment or apparatus (other than operating passenger vehicles), shall not be parked anywhere permanently, except in garages, carports or otherwise enclosed or aesthetically camouflaged, so as not to be detrimental to the appearance of the property from any lot line. Any such above equipment may be parked for overnight storage only and must be removed the next day. Additionally, no vehicles or machinery, including passenger vehicles or machinery, including passenger vehicles, may be repaired, altered, remodeled, painted, etc., on any lot easement, right of way or common area in the subdivision. This section shall not exclude the parking or storing of machinery or equipment used by builders during the construction of new homes. Any equipment referenced in this paragraph that appears above the fence line must be kept in good repair at all times and conform to the provisions of this paragraph.

2. Article IV, Section 27, Non-Access Easement is added to read as follows: Pursuant to the Plat recorded in Plat Book 11 at Page 98 for the property known as Pace Mill Creek, Phase 2 and in Plat Book 12 at Page 6 of the Public Records of Santa Rosa County, Florida, for the property known as Pace Mill Creek, Phase 3A, there is a one (1') foot non-access easement along the rear property lines adjacent to the Right of Way for Stone Circle. For those properties affected and located in Phase 2 and Phase 3A with rear lot lines located on Stone Circle, the homeowners of these properties may traverse across the non-access easement to access the rear of their properties on a limited use basis only. No paved

driveways or entrance points are to be constructed accessing Stone Circle from the rear of any property lines affected. Any damage to the curbing, gutters, sodded area, etc., affecting the easement described herein and pertaining to that particular rear lot line will be the sole responsibility for maintenance and repairs by the homeowner upon which damage occurred. All repairs to the right of way will be provided by a reputable, licensed contractor for the State of Florida, approved by the Architectural Control Committee, and in accordance with the guidelines approved and established by Santa Rosa County, Florida, in accordance with the Santa Rosa County Land Development Code, and replaced with like material already existing.

3. Article IV, Section 28, Lane Road is added to read as follows: Pursuant to the Plat recorded in Plat Book 12 at Page 6 of the Public Records of Santa Rosa County, Florida, Lots 66, 67, 68, 69 and 70, Block "A" of Pace Mill Creek Phase 3A about a County swale/drainage area adjacent to the Lane Road Right of way. Homeowners for lots referenced above may obtain access over the swale as an additional rear access to their particular property in accordance with Santa Rosa County's Land Development Code through proper permitting. It will be the homeowner's responsibility to establish that access with Santa Rosa County's Growth Management Department after conveyance of property (by deed)/closing of title.

4. Ratification and Confirmation: Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates said amendments and additions as herein intended.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek to be executed by its duly authorized agent/officer effective this 26 day of Feb, 2016.

Signed, Sealed and Delivered in the Presence of:

Joni L. Maddrey  
Printed Name: Joni L. Maddrey  
Sharon Dase  
Printed Name: Sharon Dase

UIL Family Limited Partnership, a Florida limited Partnership

By: Edwin Henry  
Edwin Henry, President of Henry Business Group, Inc., a Florida Corporation, as General Partner

"Witnesses"

"Declarant"

State of Florida  
County of Santa Rosa

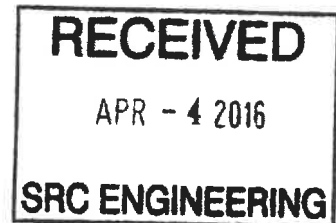
The foregoing instrument was sworn to and acknowledged before me this 26 day of Feb, 2016, by Edwin Henry, as President of Henry Business Group, Inc., a Florida corporation, General Partner of UIL Family Limited Partnership, a Florida limited partnership, who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey  
Notary Public, State of Florida at Large  
Printed Name: Joni L. Maddrey  
Commission expiration/Seal:





This instrument prepared by:  
UJL Family Limited Partnership  
4229 Highway 90 East  
Pace, FL 32571



State of Florida  
County of Santa Rosa

File # 201614543  
OR BK 3513 Pages 549 - 551  
RECORDED 04/20/16 09:46:10  
Donald C. Spencer, Clerk  
Santa Rosa County, Florida

DEPUTY CLERK TK  
#2  
Trans # 670234

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PACE MILL CREEK**

This Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek is made as of the date set forth below by UJL Family Limited Partnership; a Florida limited partnership, (the "Declarant") for the following uses and purposes:

RECITALS:

- A. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions on April 28, 1999, which was recorded on April 29, 1999 in O.R. Book 1753 at Page 1439 of the Public Records of Santa Rosa County; and ,
- B. Declarant further executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated October 15, 2009 and recorded October 19, 2009 in O.R. Book 2935 at Page 1486 of the Public Records of Santa Rosa County (the "Declaration"), and
- C. Declarant executed the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated September 13, 2013 and recorded in O.R. Book 3323 at Page 1658 of the Public Records of Santa Rosa County, Florida;
- D. Declarant executed the Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek dated October 24, 2014 and recorded November 18, 2014 in O.R. Book 3323 at Page 1658 of the Public Records of Santa Rosa County, Florida; and ,
- E. Declarant executed a Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated February 26, 2016 and recorded in O.R. Book 3502 at Page 449 of the Public Records of Santa Rosa County, Florida; and,
- F. Declarant desires to add a portion of the annexable area to the Development, as those terms are defined in the Declaration referenced above, and to otherwise amend the Declaration, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. Phase Three "B" (3B) Property: Pursuant to Article VIII, Section 4, of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof (the "Phase 3B Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Pace Mill Creek, Phase 3B, recorded, or to be recorded, in the Public Records of Santa Rosa County, Florida.

3. Ratification and Confirmation: Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates Phase 3AB as herein referenced as Exhibit "A" into said Development.

IN WITNESS WHEREOF, Declarant has caused this Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek to be executed by its duly authorized agent/officer effective this 29 day of Feb, 2016.

Signed, Sealed and Delivered in the Presence of:

Joni L. Maddrey  
Printed Name: Joni L. Maddrey  
Shawn Doseh  
Printed Name: Shawn Doseh

UIL Family Limited Partnership, a Florida limited Partnership

By: Edwin Henry  
Edwin Henry, President of Henry Business Group, Inc., a Florida Corporation, as General Partner

"Witnesses"

"Declarant"

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me this 29 day of Feb, 2016, by Edwin Henry, as President of Henry Business Group, Inc., a Florida corporation, General Partner of UIL Family Limited Partnership, a Florida limited partnership, who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey  
Notary Public, State of Florida at Large  
Printed Name: Joni L. Maddrey  
Commission expiration/Seal:



Exhibit "A"

COMMENCE AT THE NORTHEAST CORNER OF LOT 11, BLOCK "D" "PACE MILL CREEK" AS RECORDED IN PLAT BOOK 11 AT PAGES 31 AND 32 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STONE CIRCLE (60' RIGHT-OF-WAY) FOR A DISTANCE OF 10.00 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STONE CIRCLE, GO NORTH 00 DEGREES 16 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF PACE MILL CREEK PHASE TWO, AS RECORDED IN PLAT BOOK 11 AT PAGE 98, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, FOR A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE REAR BOUNDARY LINE OF LOTS 7-19, BLOCK "A", OF SAID PACE MILL CREEK PHASE TWO; THENCE GO NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19, FOR A DISTANCE OF 52.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET; THENCE GO ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19 AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57 DEGREES 16 MINUTES 39 SECONDS FOR AN ARC DISTANCE OF 244.93 FEET (CHORD BEARING: NORTH 61 DEGREES 05 MINUTES 25 SECONDS EAST, CHORD DISTANCE: 234.85 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 32 DEGREES 27 MINUTES 07 SECONDS EAST ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19, FOR A DISTANCE OF 163.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET; THENCE GO ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19 AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85 DEGREES 48 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 366.90 FEET (CHORD BEARING: NORTH 10 DEGREES 27 MINUTES 00 SECONDS WEST, CHORD DISTANCE: 333.57 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 53 DEGREES 21 MINUTES 05 SECONDS WEST ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19, FOR A DISTANCE OF 205.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET; THENCE GO ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19 AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 69 DEGREES 38 MINUTES 52 SECONDS FOR AN ARC DISTANCE OF 449.76 FEET (CHORD BEARING: NORTH 88 DEGREES 10 MINUTES 30 SECONDS WEST, CHORD DISTANCE: 422.58 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 57 DEGREES 00 MINUTES 03 SECONDS WEST ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19, FOR A DISTANCE OF 139.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET; THENCE GO ALONG SAID REAR BOUNDARY LINE OF LOTS 7-19 AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 146.74 FEET (CHORD BEARING: SOUTH 68 DEGREES 50 MINUTES 33 SECONDS WEST, CHORD DISTANCE: 145.70 FEET) TO THE NORTHEAST CORNER OF LOT 9, BLOCK "C", PACE MILL CREEK PHASE THREE-A, AS RECORDED IN PLAT BOOK 12 AT PAGE 5, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE NORTH LINE OF SAID LOT 9, BLOCK "C" THROUGH A CENTRAL ANGLE OF 8 DEGREES 15 MINUTES 32 SECONDS, FOR A DISTANCE OF 51.17 FEET (CHORD BEARING: S84°48'49"W, CHORD DISTANCE: 51.13') TO THE POINT OF TANGENCY; THENCE GO SOUTH 88 DEGREES 56 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF LOTS OF 7-9, BLOCK "C" OF SAID PACE MILL CREEK PHASE THREE-A, FOR A DISTANCE OF 209.19 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOTS OF 7-9, BLOCK "C", GO NORTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID PACE MILL CREEK PHASE THREE-A, FOR A DISTANCE OF 595.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LANE ROAD (50' R/W); THENCE GO NORTH 88 DEGREES 55 MINUTES 57 SECONDS EAST, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID LANE ROAD, FOR A DISTANCE OF 1809.57 FEET TO THE INTERSECTION WITH THE WEST LINE OF THAT PARCEL KNOWN AS PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS 1662 AT PAGE 857 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LANE ROAD, GO SOUTH 00 DEGREES 06 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 2, FOR A DISTANCE OF 1024.08 FEET; THENCE DEPARTING THE WEST LINE OF SAID PARCEL 2, GO NORTH 89 DEGREES 53 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 465.36 FEET; THENCE GO NORTH 74 DEGREES 52 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 133.61 FEET; THENCE GO SOUTH 32 DEGREES 27 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 163.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 305.00 FEET; THENCE GO ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57 DEGREES 16 MINUTES 39 SECONDS FOR AN ARC DISTANCE OF 304.91 FEET (CHORD BEARING: SOUTH 61 DEGREES 05 MINUTES 25 SECONDS WEST, CHORD DISTANCE: 292.37 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 52.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, CONTAINS 29.39 ACRES MORE OR LESS.

This instrument prepared by:  
UIL Family Limited Partnership  
4229 Highway 90 East  
Pace, FL 32571

State of Florida  
County of Santa Rosa

**FIFTH AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PACE MILL CREEK**

This Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek is made as of the date set forth below by UIL Family Limited Partnership; a Florida limited partnership, (the "Declarant") for the following uses and purposes:

RECITALS:

- A. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions on April 28, 1999, which was recorded on April 29, 1999 in O.R. Book 1753 at Page 1439 of the Public Records of Santa Rosa County; and ,
- B. Declarant further executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated October 15, 2009 and recorded October 19, 2009 in O.R. Book 2935 at Page 1486 of the Public Records of Santa Rosa County (the "Declaration"), and
- C. Declarant executed the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated September 13, 2013 and recorded in O.R. Book 3323 at Page 1658 of the Public Records of Santa Rosa County, Florida;
- D. Declarant executed the Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek dated October 24, 2014 and recorded November 18, 2014 in O.R. Book 3323 at Page 1658 of the Public Records of Santa Rosa County, Florida; and ,
- E. Declarant executed a Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek, dated February 26, 2016 and recorded in O.R. Book 3502 at Page 449 of the Public Records of Santa Rosa County, Florida; and,
- F. Declarant executed a Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek dated February 29, 2016 and recorded in O.R. Book 3513, Pages 549 of the Public Records of Santa Rosa County, Florida;
- G. Declarant desires to add a portion of the annexable area to the Development, as those terms are defined in the Declaration referenced above, and to otherwise amend the Declaration, as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. Phase FOUR (IV) Property: Pursuant to Article VIII, Section 4, of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof (the "Phase IV Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Pace Mill Creek, Phase IV, recorded, or to be recorded, in the Public Records of Santa Rosa County, Florida.

2. Article 1, Definitions:

**Section 9.** "Stormwater Management System (Phase 4) shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affects the quantity and quality of discharges from the system, as permitted pursuant to Chapter 62-330, F.A.C.

3. Article IV, Use Restrictions:

**Section 29 (renumbered).** Every residential structure shall include at a minimum, a two car garage.

**Section 30 (renumbered).** The Architectural Control Board and the Architectural Review Representative shall have the authority to waive in writing minor violations of any of the provisions of this Article IV and/or grant minor deviations or variances where it is clearly demonstrated by the Owner or other person requesting same that doing so will not impact adversely upon the aesthetic qualities of the proposed improvements, the Lot upon which same is located and the Subdivision as a whole. Neither the Architectural Control Board nor any of its members shall in any way or manner be held liable to the Owner, the Association or any other person or entity for its good faith exercise of the discretionary authorities conferred by the Section.

4. Article V, Assessments:

**Section 4: Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment per Lot applicable to that year only for the purpose of defraying, in whole or in part, the cost of any acquisition, reconstruction, repair or replacement of a capital improvement upon any Common Area, drainage structure, stormwater management system for Phase 4, holding pond, roadway, curbs, street signs, street lights, and any other real property owned by the Association of any public property adjoining or in the same general locality as the Development, including fixtures and personal property related thereto, provided that any assessment shall have the assent of 2/3 of the votes of the Owners who are voting in person or by proxy at the meeting duly called for this purpose. Written notice of the amount and due date of any special assessment shall be mailed postage prepared to every Owner subject thereto.

- a. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Stormwater Management Systems referenced in Section 4 above, if and as needed.
- b. The assessments reference in 4a shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

**Article VIII, General Provisions:**

**Section 11.** The Association shall be responsible for the maintenance, operation and repair of the Stormwater Management System as referenced herein. Maintenance of the Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted the Northwest Florida Water Management District ("NFWWMD"). The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the stormwater management system shall be as permitted, or if modified, as approved by, the NFWWMD.

**Section 12.** Any Amendment to the Declaration that alters the Stormwater Management System beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the stormwater Common Area, must have the prior approval of the NFWWMD. The NFWWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Stormwater Management System referred to herein.

**Section 13.** The NFWWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Stormwater Management System.

5. Ratification and Confirmation: Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates Phase 4 as herein referenced as Exhibit "A" into said Development.

IN WITNESS WHEREOF, Declarant has caused this Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek to be executed by its duly authorized agent/officer effective this 7 day of March, 2018.

Signed, Sealed and Delivered in the Presence of:

Joni L. Maddrey  
Printed Name: Joni L. Maddrey  
Sharon Dosh  
Printed Name: Sharon Dosh

UIL Family Limited Partnership, a Florida limited Partnership

By: [Signature]  
Edwin Henry, President of Henry Business Group, Inc., a Florida Corporation, as General Partner

"Witnesses"

"Declarant"

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me this 7 day of March, 2018, by Edwin Henry, as President of Henry Business Group, Inc., a Florida corporation, General Partner of UIL Family Limited Partnership, a Florida limited partnership, who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey  
Notary Public, State of Florida at Large  
Printed Name: Joni L. Maddrey  
Commission expiration/Seal:



COPY



## Exhibit "A"

Pace Mill Creek, Phase Four Legal:

BEGIN AT THE NORTHEAST CORNER OF LOT 11, BLOCK "D" "PACE MILL CREEK" AS RECORDED IN PLAT BOOK 11 AT PAGES 31 AND 32 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 16 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK "D", FOR A DISTANCE OF 216.60 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3299 AT PAGE 1400 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 71 DEGREES 49 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3299 AT PAGE 1400, FOR A DISTANCE OF 117.69 FEET TO THE INTERSECTION WITH JURISDICTIONAL WETLAND LINE AS FLAGGED BY EDMISTEN AND ASSOCIATES, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 2957 AT PAGE 737 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 62 DEGREES 12 MINUTES 48 SECONDS WEST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 45.79 FEET; THENCE GO SOUTH 44 DEGREES 20 MINUTES 27 SECONDS WEST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 31.72 FEET; THENCE GO SOUTH 06 DEGREES 05 MINUTES 03 SECONDS WEST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 72.59 FEET; THENCE GO SOUTH 31 DEGREES 56 MINUTES 45 SECONDS EAST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 67.60 FEET; THENCE GO SOUTH 20 DEGREES 15 MINUTES 48 SECONDS EAST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 47.15 FEET; THENCE GO SOUTH 26 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 59.06 FEET; THENCE GO SOUTH 34 DEGREES 44 MINUTES 45 SECONDS EAST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 75.81 FEET; THENCE GO SOUTH 21 DEGREES 09 MINUTES 14 SECONDS EAST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 55.78 FEET; THENCE GO SOUTH 00 DEGREES 16 MINUTES 14 SECONDS EAST ALONG SAID JURISDICTIONAL WETLAND LINE, FOR A DISTANCE OF 14.27 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PACE PLANTATION SUBDIVISION AS RECORDED IN PLAT BOOK "D" AT PAGE 95 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID PACE PLANTATION SUBDIVISION, FOR A DISTANCE OF 704.39 FEET TO THE NORTHEAST CORNER OF SAID PACE PLANTATION SUBDIVISION; THENCE GO NORTH 89 DEGREES 19 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THAT PARCEL KNOWN AS PARCEL 2 AS RECORDED IN OFFICIAL RECORDS BOOK 1662 AT PAGE 857 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, FOR A DISTANCE OF 110.29 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID PARCEL KNOWN AS PARCEL 2; THENCE GO NORTH 00 DEGREES 06 MINUTES 58 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL KNOWN AS PARCEL 2, FOR A DISTANCE OF 891.82 FEET; THENCE DEPARTING THE WEST LINE OF SAID PARCEL KNOWN AS PARCEL 2, GO NORTH 89 DEGREES 53 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 465.36 FEET; THENCE GO NORTH 74 DEGREES 52 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 133.61 FEET; THENCE GO SOUTH 32 DEGREES 27 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 163.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 305.00 FEET; THENCE GO ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 57 DEGREES 16 MINUTES 39 SECONDS, FOR A DISTANCE OF 304.91 FEET (CHORD BEARING: SOUTH 61 DEGREES 05 MINUTES 25 SECONDS WEST, CHORD DISTANCE: 292.37 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 62.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA, CONTAINS 18.02 ACRES MORE OR LESS.