

Prepared by and return to:
Gregory E. Matovina
2955 Hartley Road, Suite 108
Jacksonville, FL 32257

FOURTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HERON ISLES

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERON ISLES (the "Fourth Amendment") is made this 29th day of September, 2017 by Heron Isles Joint Venture, LLP, a Florida limited liability partnership, ("Heron Isles"), having an address at 2955 Hartley Road, Suite 108, Jacksonville, FL 32257.

RECITALS

A. Heron Isles has executed the Declaration of Covenants, Conditions and Restrictions for Heron Isles (the "Declaration") and recorded the Declaration at Official Records Book 1273, Page 1208 of the public records of Nassau County, Florida as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Heron Isles, as recorded in Official Records Book 1311, Page 736, et seq., of the current public records of Nassau County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Heron Isles Phase Two, as recorded in Official Records Book 1424, Page 166, et seq., of the current public records of Nassau County, Florida, as amended by the Second Amendment to the Declaration of the Covenants, Conditions and Restrictions for Heron Isles, as recorded in Official Records Book 1631, Page 303, et seq., of the current public records of Nassau County, Florida, as amended by the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Heron Isles, as recorded in Official Records Book 1889, Page 1346, of the current public records of Nassau County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Heron Isles Phase Two C-1 and Heron Isles Phase Three A, as recorded in Official Records Book 1923, Page 887 et seq., of the current public records of Nassau County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Heron Isles Phase Two C-2 and Heron Isles Phase Three B, as recorded in Official Records Book 2034, Page 741, et seq., of the current public records of Nassau County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Heron Isles Phase Three C, as recorded in Official Records Book 2104, Page 1022, et seq., of the current public records of Nassau County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Heron Isles Phase Two C-3, as recorded in Official Records Book 2107, Page 103, et seq., of the current public records of Nassau County, Florida.

B. Article XI, Section 10, of the Declaration provides that Heron Isles (Declarant) may amend the covenants and restrictions provided that all such amendments conform to the

general purposes and standards of the Declaration and may include in any contract or deed or other instrument hereafter made an additional covenants and restrictions applicable to the property conveyed which do not lower the standards of the covenants and restrictions.

C. Heron Isles is desirous of amending Article XI, "Restrictions Affecting Residential Lots" of the Declaration to add a section prohibiting the construction of a home on Lot 376, Heron Isles Phase Two and to establish an easement across the front of same Lot.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, Heron Isles hereby amends the Declaration by the following:


Article XI. Section 15. Lot 376. The construction of a home is prohibited on Lot 376, Heron Isles Phase Two, as recorded in Plat Book 7, Page 218, et seq., of the current public records of Nassau County, Florida and an easement hereby is established across the front 20 feet of same lot for the present and future owners of the Heron Isles lots and to their guests, invitees, and domestic help, and for delivery, pick-up, fire protection services, police and other authorities of the law, United States mail carriers, representatives of public utilities authorized by Heron Isles to serve such lands, and other such persons as Heron Isles may from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across such easement.

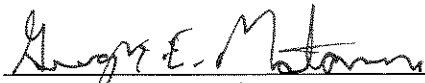
Capitalized terms as used herein shall have the same meaning as set forth in the Declaration unless otherwise indicated.

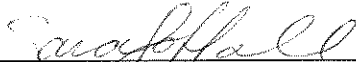
IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date first written above.

Signed, sealed and delivered
In the presence of

HERON ISLES JOINT VENTURE, LLP,
a Florida limited liability partnership


Print Name: SHARON A HUDSON


Gregory E. Matovina
Managing Partner


Print Name: SARA J HALL

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29TH day of September 2017 by Gregory E. Matovina, as Managing Partner of Heron Isles Joint Venture, LLP, a Florida limited liability partnership, on behalf of the partnership. He is personally known to me and did not take an oath.



Sara Jo Hall
Print Name: SARA JO HALL
NOTARY PUBLIC STATE OF FLORIDA
My commission expires: August 27, 2021
Commission Number: GG 138059