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St. Johns County, FL
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This Instrument Prepared By:
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**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR PELICAN REEF MARINA**

THIS DECLARATION ("Declaration") made this 27th day of February, 2004, by PELICAN REEF MARINA, L.L.C., a Florida limited liability corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described below, situated, lying and being in St. Johns County, Florida ("the Real Property"); and

WHEREAS, such real property is subject to the Declarations of Covenants and Restrictions for Pelican Reef Subdivision recorded in Official Records 937, page 198, of the public records of St. Johns County, Florida ("the Subdivision Covenants and Restrictions");

WHEREAS, in Section 2.24 of the Subdivision Covenants and Restrictions the developer reserved the right to construct a marina on the Real Property and to rent or sell boat slips in such marina; and

WHEREAS, the developer of Pelican Reef has assigned its rights under Section 2.24 of the Subdivision Covenants and Restrictions to Declarant;

WHEREAS, to create and facilitate the use of the marina, Declarant desires to place additional covenants and restrictions of record as to the Real Property and to limit the use of the Real Property and appurtenances as set forth in this Declaration; and

WHEREAS, Declarant deems it desirable to create a not-for-profit corporation to manage the Real Property and appurtenances and to maintain and administer all the Marina Improvements as defined below to administer and enforce the easements, covenants, conditions, licenses, restrictions and limitations set forth in this Declaration and to collect and disburse the assessments created under this Declaration.

NOW, THEREFORE, Declarant hereby declares that the following described real property, situate, lying and being, in St. Johns County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF ("THE REAL PROPERTY") THE PROPERTY IS ALSO DESCRIBED AS A PART OF PARCEL "B", PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

shall be held, sold and conveyed, subject to the following easements, covenants, conditions and restrictions, all of which are for the purpose of protecting the value and desirability of, and which, shall be covenants and restrictions to run with the Real Property and binding on all parties having any right, title or interest in the Real Property described above or any part thereof, their heirs,