

THIS DOCUMENT PREPARED BY:
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JACKSONVILLE, FL 32202

**FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SEMINOLE TRACE**

THIS FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SEMINOLE TRACE (this "**Amendment**") is dated March 1, 2026 and effective as of the date set forth in Section 4 below, by **JTL GRAND LANDINGS DEVELOPMENT LLC**, a Texas limited liability company ("**Developer**"), whose mailing address is 16660 Dallas Parkway, Suite 1600, Dallas, Texas 75248.

RECITALS:

A. Developer is the "**Developer**" under the Declaration of Easements, Covenants, Conditions and Restrictions for Seminole Trace recorded in Official Records Book 2965, page 1635, of the Public Records of Flagler County, Florida (as amended and supplemented, and as may be further amended and supplemented, the "**Declaration**").

B. Pursuant to Section 13.10(c) of the Declaration, Developer has the absolute, unconditional, and unilateral right to amend the Declaration in any manner which does not materially and adversely affect the value of any Lot located within the Property (all capitalized terms used in this Recital B without definition are as defined in the Declaration).

C. Developer desires to amend the Declaration as set forth below.

NOW THEREFORE, Developer hereby amends the Declaration as follows:

1. **Recitals**. The foregoing recitals are correct and are incorporated herein by reference.

2. **General**. All capitalized terms contained in this Amendment and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration

3. **Fencing**. Notwithstanding anything to the contrary in the Declaration or the Design Guidelines: (a) each Owner of a Lot that does not abut any preservation areas, conservation areas, or waterbodies within Seminole Trace shall be permitted to install 6' tan vinyl fencing along the perimeter of the backyard of such Owner's Lot; and (b) each Owner of a Lot that abuts any preservation areas, conservation areas, or waterbodies within Seminole trace shall be permitted to install 4' black aluminum fencing along perimeter of the backyard of such Owner's Lot.

4. **Effective Date**. This Amendment shall become effective upon its recordation in the Public Records of Flagler County, Florida. As specifically supplemented and amended hereby,

the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Amendment, this Amendment shall control.

5. **Interpretation; Severability.** This Amendment will be interpreted, construed, applied and enforced according to the laws of the State of Florida. If any provision of this Amendment shall be held void, voidable, invalid or inoperative, no other provision of this Amendment shall be affected as a result thereof, and accordingly, the remaining portions of this Amendment shall remain in full force and effect.

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Unofficial Copy

IN WITNESS WHEREOF, Developer has caused this Amendment to be duly executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Witness #1:

[Signature]

(Print Name)

Address: 16460 Dallas Pkwy
#1600 Dallas TX 75248

Witness #2:

[Signature]

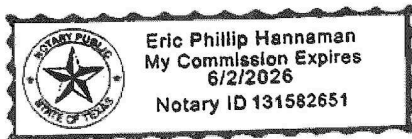
(Print Name)

Address: 16660 Dallas Pkwy #1600
Dallas, TX 75248

STATE OF TEXAS)

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of March 2026, by DAVID WEST, as MANAGER of **JTL GRAND LANDINGS DEVELOPMENT LLC**, a Texas limited liability company, on behalf of the company.



**JTL GRAND LANDINGS
DEVELOPMENT LLC**, a Texas limited
liability company

By: [Signature]

Name Printed: DAVID WEST

Its: Manager

[Signature]
Notary Public, State of Texas at Large

Name Printed: ERIC HANNAMAN

Commission # _____

My Commission Expires: _____

He/she is [check one]:

Personally Known _____

or Produced I.D. _____

Type of Identification Produced _____