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Prepared by and after recording Return to:
Lawrence V. Ansbacher / py
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100 PO Box 551260
Jacksonville, Florida 32256

INSTR # 200444034
OR BK 01284 PGS 1463-1464
RECORDED 12/30/2004 11:56:47 AM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 18.50

FIRST AMENDMENT
to
DECLARATION OF COVENANTS AND RESTRICTIONS
for
CARTESIAN POINTE

This First Amendment to the Declaration of Covenants and Restrictions for Cartesian Pointe (the "Declaration") is made as of the 20 day of December, 2004 by Pointe Cartesian, L.L.C., a Florida limited liability company (the "Developer")

STATEMENT OF FACTS

- A. Developer made the Declaration on April 29, 2003 and recorded the Declaration in Official Records Book 1134, at page 1505 of the public records of Nassau County, Florida.
- B. Developer is the sole "Class B Member" of the "Association," as such terms are defined in the Declaration.
- C. The Developer desires, pursuant to Article III, Section 3.2 of the Declaration to bring within the scheme of the Declaration, certain additional property all as hereinafter set forth and provided.

Now therefore Developer does hereby amend the Declaration as follows:

Developer, brings within the scheme of the Declaration the property shown on Cartesian Pointe Unit 2, according to plat thereof recorded in Plat Book 7, pages 35, 36, 37 and 38, of the public records of Nassau County, Florida and hereby imposes the covenants, conditions, restrictions and easements set forth in the Declaration upon said property and declares that said property shall be held, sold, and conveyed subject to the same which will run with the title and that the grantee of any deed conveying any lot within said property will be deemed by acceptance of such deed to have agreed to all such covenants, conditions, restrictions and easements and to have covenanted to observe the same.

IN WITNESS WHEREOF, the Developer has caused this Third Amendment to the Declaration to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Angela D Creamer
Print Name > Angela D Creamer

Pamela E Lloyd
Print Name > Pamela E Lloyd

Pointe Cartesian, L.L.C.,
a Florida limited liability company

By:
Kenneth P. Kuester, Its Managing Member

"DEVELOPER"
Whose Address is:
2175 West 18th Street
Jacksonville, Florida 32209

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of December 2004 by Kenneth P. Kuester, Managing Member of Pointe Cartesian, L.L.C. a Florida limited liability company, on behalf of the limited liability company, who is (X) personally known to me or () who has produced Florida Driver License _____ as identification.

Pamela E Lloyd
Notary Public, State of Florida
My Commission Expires:
My Commission Number is:



Pamela E Lloyd
My Commission DD052687
Expires October 02, 2005

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020396E Amendment Adding Additional Property to Covenants.doc

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CONSENT AND JOINDER OF MORTGAGEE

Fairfield Financial Services, Inc. ("Mortgagee") is the mortgagee under mortgage ("Mortgage") recorded in the public records of Nassau County, Florida in Official Records Book 1056 at Page 73. Mortgagee joins in this First Amendment to Declaration of Covenants and Restrictions for Cartesian Pointe dated December 20, 2004, to evidence its consent and joinder to the provisions hereof and its intent that its security interests be subordinated hereto. Mortgagee hereby agrees that such security interests are subordinate and inferior to this Declaration of Condominium.

Signed, sealed and delivered
in the presence of:

Fairfield Financial Services, Inc.
a Georgia corporation

Margaret Clay
[Signature]

By: [Signature]
Its Vice President

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF BIBB

The foregoing instrument was acknowledged before me this 21st day of December, 2004, by Jane Jordan, the Vice Pres. of Fairfield Financial Services, Inc., a Georgia corporation, on behalf of the bank. He/She [CHECK ONE] is personally known to me or has proven to me on the basis of satisfactory evidence to be the person who executed this instrument.

[Signature]
(Print Name)
Notary Public, State of ~~Florida~~ Georgia
My Commission expires:

