



March 2, 2022

**VIA U.S. MAIL & E-MAIL**

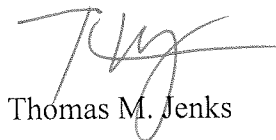
Ms. Kristy Richland  
The Sawgrass Players Club Association, Inc.  
Marsh Landing Management Company  
4200 Marsh Landing Boulevard, Suite 200  
Jacksonville Beach, Florida 32250

**Re: Sawgrass Players Club Association, Inc. – Amendment to Amended and Restated Declaration of Covenants for The Players Club at Sawgrass (Capital Contributions)**

Dear Kristy:

Please find enclosed the original Amendment to Amended and Restated Declaration of Covenants for The Players Club at Sawgrass (Capital Contributions) which has now been recorded in the public records of St. Johns County, Florida. As you know, this document should be filed with the Association's official records.

Sincerely,



Thomas M. Jenks

TMJ/dwd

Enclosure

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
1 INDEPENDENT DRIVE, SUITE 2300  
JACKSONVILLE, FLORIDA 32202

**AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS FOR  
THE PLAYERS CLUB AT SAWGRASS**

**THIS AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS FOR THE PLAYERS CLUB AT SAWGRASS** (the "Amendment") is made effective February 3, 2022 (the "Effective Date"), by **THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC.**, a Florida non-profit corporation (the "Association").

**RECITALS:**

A. The Association desires to amend the Amended and Restated Declaration of Covenants for The Players Club at Sawgrass recorded in Official Records Book 1108, at page 888, of the public records of St. Johns County, Florida (as supplemented and amended to date, the "**Original Declaration**").

B. Pursuant to Article X, Section 7 of the Original Declaration, the Original Declaration may be amended by a written amendment approved by not less than fifty-one percent (51%) of the Members present in person, or by proxy, at a duly called meeting of the Association.

C. At a duly noticed meeting of the Association held on February 3, 2022 at which a quorum was present, not less than fifty-one percent (51%) of the Members present, in person or by proxy, voted to approve this Amendment.

**NOW THEREFORE**, the Association hereby amends the Original Declaration as follows:

1. The Association confirms that the above-stated recitals are true and correct. Unless otherwise specifically defined in this Amendment, all capitalized terms contained in this Amendment shall have the same meanings as such terms are defined by the Original Declaration.

2. A new section 11 of Article V is hereby added to the Original Declaration as follows:

Section 11. **Capital Contributions.** Upon each and every conveyance of a Residential Dwelling Unit or Residential Lot to any party (the "Buying Party"), the Buying Party shall be required to make a one-time capital contribution to the Association in an amount equal to one and one-half times the annual regular assessment amount as set by the Board pursuant to Article V. Subject to the following sentence, capital contributions collected pursuant to this Section 11 may be used for any purpose reasonably contemplated by this Declaration or the Association's Articles of Incorporation or Bylaws, as determined in the reasonable discretion of the Association's Board of Directors. Twenty percent (20%) of the total capital contributions collected by the Association from sales within the subdivisions and condominiums located within the Property (the "Subassociation Share") for each fiscal year, shall be made available to the Existing Associations and any additional subassociations

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B. Pursuant to Article X, Section 7 of the Original Declaration, the Original Declaration may be amended by a written amendment approved by not less than fifty-one percent (51%) of the Members present in person, or by proxy, at a duly called meeting of the Association.

C. At a duly noticed meeting of the Association held on February 3, 2022 at which a quorum was present, not less than fifty-one percent (51%) of the Members present, in person or by proxy, voted to approve this Amendment.

**NOW THEREFORE**, the Association hereby amends the Original Declaration as follows:

1. The Association confirms that the above-stated recitals are true and correct. Unless otherwise specifically defined in this Amendment, all capitalized terms contained in this Amendment shall have the same meanings as such terms are defined by the Original Declaration.

2. A new section 11 of Article V is hereby added to the Original Declaration as follows:

Section 11. **Capital Contributions.** Upon each and every conveyance of a Residential Dwelling Unit or Residential Lot to any party (the "Buying Party"), the Buying Party shall be required to make a one-time capital contribution to the Association in an amount equal to one and one-half times the annual regular assessment amount as set by the Board pursuant to Article V. Subject to the following sentence, capital contributions collected pursuant to this Section 11 may be used for any purpose reasonably contemplated by this Declaration or the Association's Articles of Incorporation or Bylaws, as determined in the reasonable discretion of the Association's Board of Directors. Twenty percent (20%) of the total capital contributions collected by the Association from sales within the subdivisions and condominiums located within the Property (the "Subassociation Share") for each fiscal year, shall be made available to the Existing Associations and any additional subassociations

formed after April 25, 1995 (the Existing Associations and such additional subassociations are together, the "Subassociations"), solely for the purpose of supplementing the reserve accounts maintained by the Subassociations. The Subassociation Share shall be allocated among the Subassociations annually based upon the relative amounts of capital contributions collected from sales within such subdivisions and condominiums for the applicable fiscal year. For purposes of this Section 11, each Living Unit (as such term is defined by that certain Declaration of Restrictions and Supplementary Declaration of Covenants for the Players Club at Sawgrass (Life Care Pastoral Services, Inc.), recorded in Official Records Book 728, at page 159, of the public records of St. Johns County, Florida) shall not be deemed a Residential Dwelling Unit. Notwithstanding any provision of this Section 11 to the contrary, in the event that prior to or within one hundred twenty (120) days of a Member conveying a Residential Dwelling Unit to any party, such Member shall acquire fee simple ownership of a different Residential Dwelling Unit, no capital contribution payment shall be required in connection with such acquisition.

4. Except as specifically amended hereby, the Declaration shall remain in full force and effect.

**[Signatures begin on next page]**

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

Signed, sealed and delivered in the presence of:

THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC., a Florida non-profit corporation

Jaclyn Perez  
Jaclyn Perez  
(Print Name)

Sylvia Burganion  
Sylvia Burganion  
(Print Name)

Jaclyn Perez  
Jaclyn Perez  
(Print Name)

Sylvia Burganion  
Sylvia Burganion  
(Print Name)

By: [Signature]  
Name Printed: Timothy J. Welsh  
President

By: [Signature]  
Name Printed: William J. Haley  
Secretary

STATE OF FLORIDA )  
 )SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14 day of FEBRUARY, 2022, by TIMOTHY J. WELSH, as President and by WILLIAM J. HALEY, as Secretary of **THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC.**, a Florida non-profit corporation, on behalf of the corporation.



[Signature]  
(Print Name HAROLD RICHLAND)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # GG 330073  
My Commission Expires: 05/02/2023  
He/she is [check one]:  
Personally Known   
OR Produced I.D. \_\_\_\_\_  
Type of Identification Produced  
PERSONALLY KNOWN