

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR FORT CAROLINE COVE UNIT TWO

(2)

This Supplemental Declaration is made by Fort Caroline Cove Joint Venture, a Florida general partnership ("Declarant") with respect to the real property included within the plat of Fort Caroline Cove Unit Three (the "Annexation Parcel"), as recorded in Plat Book 50, Pages 74 and 74A-C (inclusive) of the current public records of Duval County, Florida.

WHEREAS, All of the lands shown on the plat of Fort Caroline Cove Unit Two (according to the plat thereof recorded in Plat Book 49, Page 34, et. seq. of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Fort Caroline Cove Unit Two as recorded in Official Records Volume 7984, Page 596 of the current public records of Duval County, Florida and as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Fort Caroline Cove Unit Two (hereinafter referred to as the "First Amendment") as recorded in Official Records Volume 8425, Page 379 of the current public records of Duval County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcel is included in the Fort Caroline Cove Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration and the First Amendment.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Supplemental Declaration, Declarant hereby agrees;

1) The Annexation Parcel is hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration and First Amendment in the same manner and to the same extent as if the Annexation Parcel had been subjected thereto in the Declaration and First Amendment.

2) Each of the platted lots included within the Annexation Parcel shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.

3) Except as otherwise specifically defined herein, any term used herein

Prepared by and Return to:  
Gregory E. Matovina  
2955 Hartley Road, Suite 106A  
Jacksonville, FL 32257

which is defined in the Declaration shall have the same meaning in this Supplemental Declaration as in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 28th day of January, 1997.

WITNESSES

FORT CAROLINE COVE JOINT VENTURE

*Douglas S. Harden*  
Print Name Douglas S. Harden

*Gregory E. Matovina*  
By: Gregory E. Matovina  
Its Managing General Partner

*Susan G. Posey*  
Print Name Susan G. Posey

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of January, 1997 by Gregory E. Matovina (being personally known to me) as Managing General Partner of Fort Caroline Cove Joint Venture on behalf of the general partnership.

*Susan G. Posey*  
Print Name Susan G. Posey  
My Commission Expires \_\_\_\_\_  
Commission No. \_\_\_\_\_



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