

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM B. RYAN, JR., ATTORNEY
SCHNEIDER, DUNAY, RYAN & MARKS, P. A.
SUITE 20, 2105 PARK AVENUE,
ORANGE PARK, FLORIDA 32073

P.P. 690 409

ANNEXATION AND MODIFICATION OF DECLARATION
OF COVENANTS, RESTRICTIONS AND EASEMENTS
AS RECORDED IN OFFICIAL RECORDS BOOK 667,
PAGES 682 THROUGH 706, INCLUSIVE OF THE
PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

1300
THIS ANNEXATION AND MODIFICATION is made this 8th day of October, 1982, by Developers Three, Inc., a Florida corporation, and R. L. Johnson Construction Co., a Florida corporation, herein collectively referred to as the "Developers".

1. Original Declaration. On April 28, 1982, the Developers made the original Declaration as recorded in Official Records Book 667, pages 682 through 706, inclusive. That Declaration affected the fee simple title to Lots 1 through 8, and 29 through 36, Block 2, Cedar Bend, according to the plat thereof recorded in Plat Book 17, pages 7 through 12 of the public records of Clay County, Florida.

2. First Phase. As more particularly described in the original Declaration, the First Phase of the quadruplexes consisted of all of the lots made subject to the original Declaration except Lots 1 through 8.

3. Second Phase. By deed recorded in Official Records Book 678, page 303, Developers acquired fee simple title to Lots 9 through 28, Block 2, Cedar Bend, according to the plat thereof recorded in Plat Book 17, pages 7 through 12 of the public records of Clay County, Florida. The Second Phase of the quadruplexes consists of Lots 8 and 29, 9 through 12, and 23 through 28, with Lots 13 through 22, being not yet made subject to construction and being the Third Phase, even though presently owned by Developers.

4. Clay County Multifamily Bond. As described in the original Declaration, the financing for the First Phase was provided through Clay County Multifamily Bond Issue, and a Land Use Restriction Agreement was recorded in Official Records Book 657, page 455. That Agreement did not apply to Lots 8 and 29. In connection with the Second Phase, bond financing has also been employed and a Land Use Restriction Agreement has been recorded in Official Records Book 673, page 425 and under Clerks No. 82-_____. The relationship between the Declaration as annexed and modified by this document and all of the aforementioned bond Land Use Restriction Agreements shall be the same as set forth in Article II of the original Declaration.

RETURN TO:
c/o SCHNEIDER, DUNAY, RYAN & MARKS, P. A.
SUITE 20, 2105 PARK AVENUE,
ORANGE PARK, FLORIDA 32073

5. Annexation. The original Declaration as recorded in Official Records Book 667, pages 682 through 706, inclusive, of the public records of Clay County, Florida, is hereby annexed to the title of Lots 9, 10, 11, 12 and 23, 24, 25, 26, 27 and 28, Block 2, Cedar Bend, according to the plat thereof recorded in Plat Book 17, pages 7 through 12 of the public records of Clay County, Florida. This means that the original Declaration shall affect the title to the foregoing described lots to the same extent as it affects the title to Lots 1 through 8, and 29 through 36, to include reciprocal rights of enforcement between the lots originally affected and the lots hereby annexed. As provided in the original Declaration, Developers reserve the right to annex and modify, if necessary, the Declaration as to Lots 13 through 22 (Third Phase).

6. Modification. Article V, paragraph 1, of the Declaration, entitled "Drainage and Utilities", is expanded to add this specific understanding: the easements provided for in this article shall include without limitation a 10 ft. easement over the rear/^{and side} of each of the affected lots for the purpose of installing and maintaining utilities including but not limited to cable TV lines and equipment, whether such lines and equipment are provided by public or private suppliers of cable TV services.

7. Joinder of Mortgagee. Fidelity Federal Savings and Loan Association of Jacksonville joins in the execution of this document for the same purposes and to the same extent as it joined in the execution of the original Declaration.

Executed in duplicate, each of which shall act as an original the date stated above.

Signed, sealed and delivered in the presence of:

W. B. Bryant
Myra L. Thompson
Witnesses as to Developers
Three, Inc.

DEVELOPERS THREE, INC.

By: Gerald R. Agresti
its president



R. L. JOHNSON CONSTRUCTION CO.,

By: R. L. Johnson
its president

W. B. Bryant
Myra L. Thompson
Witnesses as to R.L. Johnson Construction Co.,

Signed, sealed and delivered
in the presence of:

FIDELITY FEDERAL SAVINGS AND LOAN
ASSOCIATION OF JACKSONVILLE

Sharon S. Walter

By: Kayork
its EX President

Theresa D. Witty
Witnesses as to Fidelity
Federal Savings and Loan
Association of Jacksonville

STATE OF FLORIDA)
COUNTY OF CLAY)

5th The foregoing instrument was acknowledged before me this
day of October, 1982, by Gerald R. Agresti, as president
of Developers Three, Inc., a Florida corporation, on behalf of the
corporation.

William Benedict
Notary Public, State of Florida
My commission expires: 3/14/84

STATE OF FLORIDA)
COUNTY OF CLAY)

5th The foregoing instrument was acknowledged before me this
day of October, 1982, by R. L. Johnson, as president of
R. L. Johnson Construction Co., a Florida corporation, on behalf of
the corporation.

William Benedict
Notary Public, State of Florida
My commission expires: 3/14/84

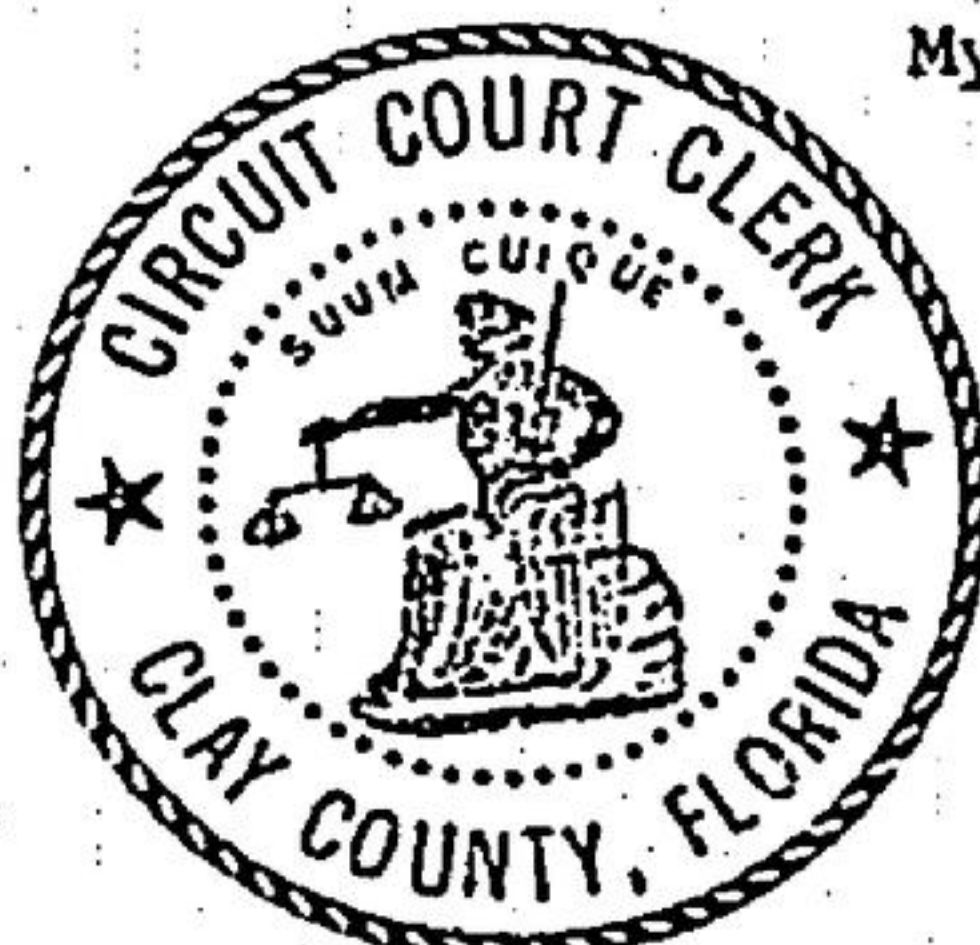
STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this
8th day of October, 1982, by Robert A. York
as Exec. Vice President of Fidelity Federal Savings and Loan Associa-
tion of Jacksonville, a corporation organized and existing under
the laws of the United State of America, on behalf of the corpora-
tion.

FILE NO. 82-11743
OFFICIAL RECORDS NO. 690
PAGE 409 RECORDED & FILED

OCT 13 4 11 PM '82

FILED AND RECORDED IN PUBLIC
RECORDS OF CLAY COUNTY, FLA.
George L. Smith
CLERK CIRCUIT COURT



Maria C. Felt
Notary Public, State of Florida
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 7, 1983