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BOOK 1019 PAGE 361

FIFTH

ATTORNEYS AT LAW
P. O. BOX 7106 317/261
JACKSONVILLE, FL 32202 ASP 1664-J

ANNEXATION OF ADDITIONAL LANDS TO
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR CEDAR BEND PATIO HOMES

THIS ANNEXATION is made this 30th day of December, 1986
by R.L. JOHNSON CONSTRUCTION CO., also known as R.L. Johnson
Construction Company, Inc., a Florida corporation, and DEVELOPERS
THREE, INC., a Florida corporation, herein collectively referred
to as "Declarants".

On August 31, 1982 and January 6, 1983, Declarants made the
Declaration of Covenants, Restrictions and Easements for Cedar
Bend Patio Homes Phase I ("Declaration") and First Amendment.
They were recorded in Official Records Book 687, Pages 183-127
and Official Records Book 703, Pages 281-285 of the public
records of Clay County, Florida. The Declaration imposed a
scheme of development upon Lots 1 - 30, and Lots 89 - 98, Block
One, Cedar Bend, according to the plat thereof as recorded in
Plat Book 17, Pages 7, 8, 9, 10, 11 and 12, inclusive, of the
public records of Clay County, Florida. Those lots constituted
Phase I. In Article XIV, Paragraph 4, appearing at Page 215, the
Declarants reserved the right to annex the rest of the lots in
Block One of Cedar Bend without any prior approval of the other
members of the Association so long as such annexation is made
without a substantial modification of the Declaration and with VA
approval. The purpose of this instrument is to annex additional
lots in Block One without a substantial modification of the
Declaration and with VA approval. Therefore, the Declarants
hereby make this instrument.

1. Description of Annexed Property

The property annexed by this instrument is Lots 50 thru
57, inclusive, Block One, Cedar Bend, according to the plat
thereof recorded in Plat Book 17, Pages 7, 8, 9, 10, 11 and 12,
inclusive, of the public records of Clay County, Florida.
Additionally, this annexation covers the areas within the

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM B. RYAN, JR., Attorney
RYAN AND MARKS
3000-8 HARTLEY ROAD
JACKSONVILLE, FLORIDA 32217

boundaries of those lots as shown on the plat and denominated as "Private Easement for Ingress, Egress, Drainage & Utilities." These areas are the additional private roadways servicing these annexed lots.

2. Effect of This Instrument

This instrument is an extension of and a part of the Declaration. Together, they form a single set of mutually enforceable agreements, and they constitute equitable servitudes running with the fee simple title to Phase I and to the property annexed by this instrument. Thus, this instrument shall be of the same dignity as if it had been originally a part of the Declaration.

3. Admission to Association

The owners of the annexed lots are hereby admitted to membership in the Association. Therefore, they become subject to and beneficiaries of all of the duties and the rights of members of the Association.

4. Private Roads

The private roads servicing the annexed lots shall be easements for ingress, egress, drainage and utilities in the same manner as provided originally in the Declaration for the private roads within Phase I. Therefore, all owners subject to the Declaration and First Amendment shall become liable for maintenance of each and every one of the private roadways within the entire development.

5. Assessments

The annexed lots shall be subject to the payment of annual assessments in force as established in accordance with the Declaration. This includes, without limitation, the right of the Declarants to reduce assessments for "unimproved" lots as established in the First Amendment recorded in Official Records Book 703, Page 281, Clay County, Florida.

6. Application of Other Provisions of Declaration to The Annexed Lots

Except as may be expressly provided to the contrary in

this instrument, all terms and conditions of the Declaration, as for example the use restrictions, shall apply to the annexed lots to the same extent as they do to the lots in Phase I.

IN WITNESS WHEREOF, the undersigned being the Declarants in this instrument, have hereunto set their hands and seals by their respective Presidents this 30th day of December, 1986.

Signed, sealed and delivered in the presence of:

[Signature]
Jarvis M. Benesh
[Signature]
Jarvis M. Benesh

DEVELOPERS THREE, INC.

By: [Signature]
 Gerald R. Agresti
 President

R.L. JOHNSON CONSTRUCTION CO.

By: [Signature]
 R.L. Johnson
 President

STATE OF FLORIDA)
 COUNTY OF CLAY)

The foregoing instrument was acknowledged before me this 30th day of December, 1986, by GERALD R. AGRESTI, President of Developers Three, Inc., a Florida corporation, on behalf of the corporation.

[Signature]
 Notary Public
 State of Florida

My Commission Expires:

Notary Public, State of Florida
 My Commission Expires Aug. 6, 1990
 Bonded thru Troy Fair - Insurance Inc.

STATE OF FLORIDA)
 COUNTY OF CLAY)

The foregoing instrument was acknowledged before me this 30th day of December, 1986, by R.L. JOHNSON, President of R.L. Johnson Construction Co., a Florida corporation, on behalf of the corporation.

[Signature]
 Notary Public
 State of Florida

My Commission Expires:

Notary Public, State of Florida
 My Commission Expires Aug. 6, 1990
 Bonded thru Troy Fair - Insurance Inc.

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