

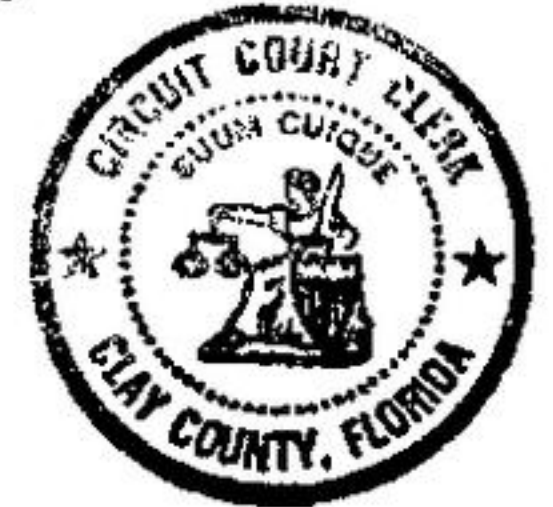
Prepared by and return to:

Emerson M. Lotzia, Esq.
Foley & Lardner
200 Laura Street
Jacksonville, Florida 32202

Book: 1651
Page: 1519
Rec: 04/16/97
08:27 A.M.
File# 9714080
John Keene
Clerk Of Courts
Clay County, FL
FEE: \$19.50

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, LIMITATIONS
AND EASEMENTS**

(Eagle Harbor - Waterfront Lots
in Block A of Neilhurst, Section One)



(Reserved for Clerk)

This Supplemental Declaration, dated 1-23, 1997, is made by **EAGLE HARBOR AT FLEMING ISLAND JOINT VENTURE**, a Florida joint venture ("Declarant"), with respect to the real property described on Exhibit "A" attached hereto and made a part hereof by reference ("Property").

WITNESSETH:

WHEREAS, Declarant desires to subject the Property to the terms and conditions of the Eagle Harbor Declaration of Covenants, Conditions, Restrictions, Limitations and Easements recorded in Official Records Book 1461, page 896, public records of Clay County, Florida ("Declaration"), pursuant to Article III, Section 4 of the Declaration; and

WHEREAS, Declarant may limit or modify the provisions of the Declaration in so far as they apply to the Property pursuant to Article III, Section 4 of the Declaration.

NOW, THEREFORE, in consideration of the agreements and obligations of the Declarant contained herein, Declarant agrees as follows:

1. Declarant hereby declares that the Property and any portion thereof shall be held, transferred, sold, conveyed and occupied subject to all covenants, restrictions, easements, charges and liens, and all other matters as set forth in the Declaration, except as modified herein.

2. The lots shown on Exhibit "A" shall be classified as Estate Lots and are limited to single-family Dwelling Units.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be properly executed by the respective duly authorized representative and recorded in the public records of Clay County, Florida.

Signed, sealed and delivered
in the presence of:

Mary M. Tucker
Printed Name: MARY M. TUCKER
Lini Mundy
Printed Name: Lini Mundy

EAGLE HARBOR AT FLEMING ISLAND
JOINT VENTURE, a Florida joint venture

By: Northwest Crossings Corporation, a
Delaware corporation, its general
partner

By: Roland P. Diaz
Its: President

(CORPORATE SEAL)

By: East West Partners of Jacksonville,
Limited Partnership, a Virginia
limited partnership, its general
partner

By: East West Partners of
Jacksonville, Inc., its general
partner

By: Roger S. Arrowsmith
Its: President

(CORPORATE SEAL)

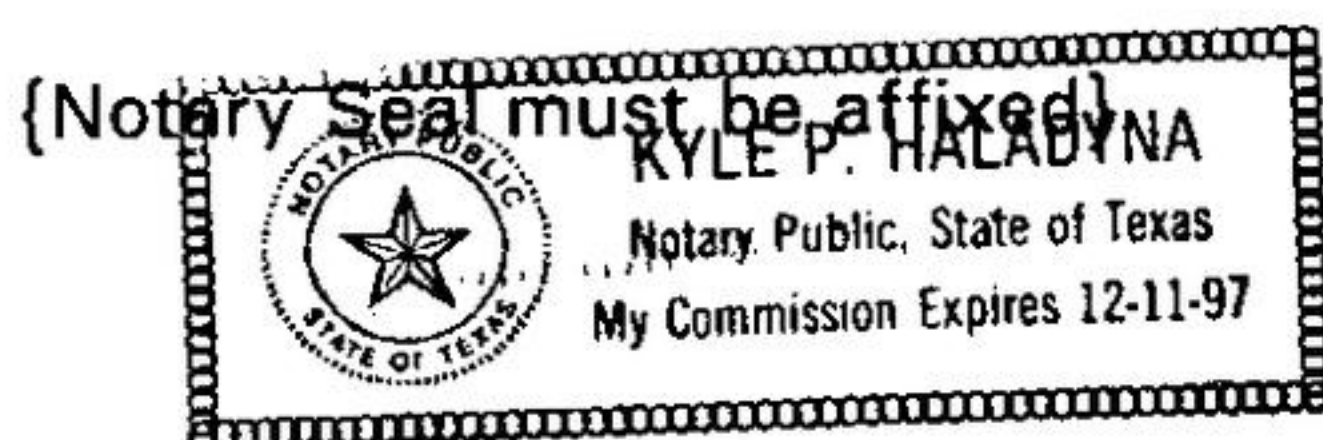
Mary Ann Feitig
Printed Name: MARY ANN FEITIG
William J. Hottel
Printed Name: William J. Hottel

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 23rd day of January, 1997, by Roland P. Diaz, the President of Northwest Crossings Corporation, a Delaware corporation, general partner of Eagle Harbor at Fleming Island Joint Venture, a Florida joint venture, on behalf of the corporation. Such person did not take an oath and: *(notary must check applicable box)*

- ☒ is/are personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.



Kyle P. Haladyna
 Signature of Notary

Name of Notary (Typed, Printed or Stamped)

Commission Number: _____

My Commission Expires: _____

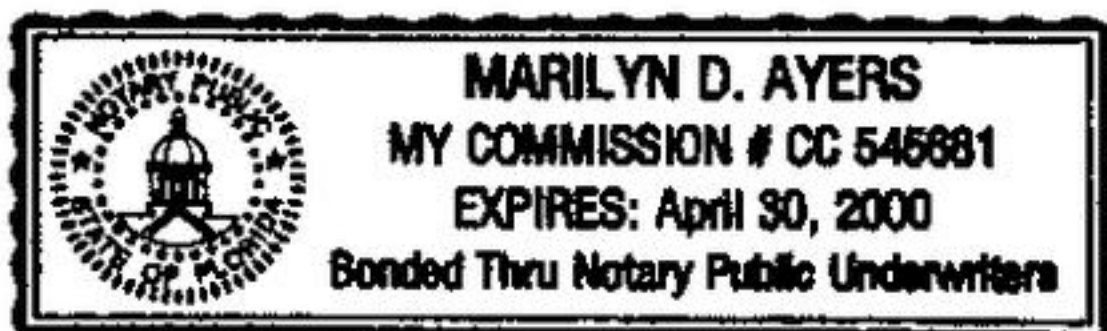
STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was acknowledged before me this 23rd day of January, 1997, by Roger S. Arrowsmith, the President of East West Partners of Jacksonville, Inc., a Virginia corporation, general partner of East West Partners of Jacksonville, Limited Partnership, a Virginia limited partnership, general partner of Eagle Harbor at Fleming Island Joint Venture, a Florida joint venture, on behalf of the corporation, the limited partnership and the joint venture. Such person did not take an oath and: *(notary must check applicable box)*

- ☒ is/are personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.

{Notary Seal must be affixed}



Marilyn D. Ayers
 Signature of Notary

Name of Notary (Typed, Printed or Stamped)

Commission Number: _____

My Commission Expires: _____

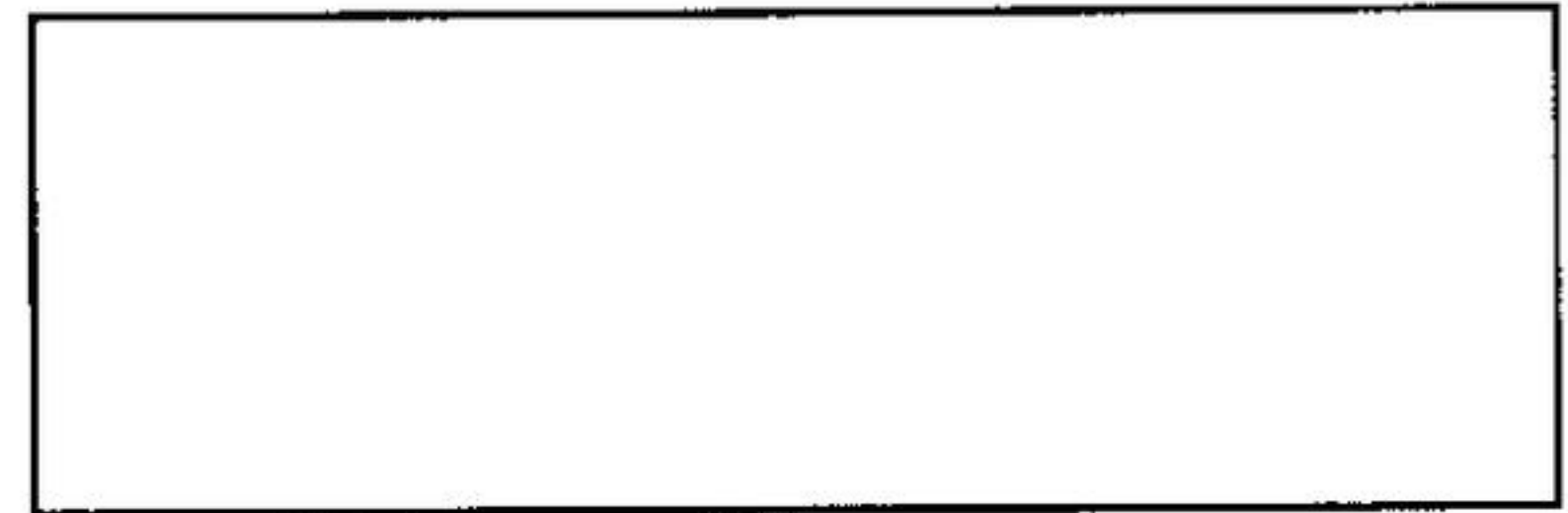


EXHIBIT "A"
To Supplemental Declaration for Eagle Harbor
(Waterfront Lots, Neilhurst, Section One)

Description of Property

Lots 4, and 8 through 17, Block A, NEILHURST, SECTION ONE, according to the plat thereof recorded in Plat Book 2, page 45, of the public records of Clay County, Florida.