

Prepared by and Return to:
Christene M. Ertl, Esq.
Ansbacher Law
8818 Goodbys Executive Drive #100
Jacksonville, Florida 32217

**FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS
FOR
ROYAL POINTE
(Unit 2-A)**

This Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Royal Pointe ("Supplement") is made this 29th day of September, 2017, by Larmac Development, LLC, a Florida limited liability company ("Developer") having an address of 752 Blanding Blvd., Suite 110, Orange Park, Florida 32065.

RECITALS

A. The Developer, and/or its successors and assigns, has executed and recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for Royal Pointe, which is recorded in Official Records Book 2806, Page 356, of the public records of Clay County, Florida ("Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

B. The Developer is the owner of real property described in Exhibit A, attached hereto and made a part hereof, and further described in the public records of Clay County, Florida in Plat Book 58, Page 68-74 (the "Additional Property");

C. Article 10, Section 10.8(d) of the Declaration, provides for additional property to be made subject to the Declaration and brought within the scheme of the Declaration by the execution and recordation of a Supplemental Declaration executed by the Developer so long as such land is contiguous to Royal Pointe, the addition of such property will not alter the common scheme for development and such property shall be subject to all Assessments as further described in the Declaration.

D. The Additional Property sought to be added to the scheme of the Declaration by this Supplemental Declaration is contiguous to Royal Pointe, shall not alter the common scheme for development of Royal Pointe and shall be subject to all Assessments as further described in the Declaration.

E. The Developer intends to hereby bring within the scheme of the Declaration the Additional Property.

NOW THEREFORE, the Developer hereby declares as follows:

1. Defined Terms. All defined terms contained in this Supplemental Declaration shall have the same meanings as such terms are defined by the Declaration, unless otherwise noted herein. The term Plat shall hereinafter include that certain Plat described in the public records of Clay County, Florida in Plat Book 58, Page 68-74 in addition to any other lands described and identified in the Declaration and any amendment or supplement thereto.

2. Additional Property. The Developer hereby declares that the Additional Property shall be held, transferred, sold, conveyed and occupied subject to all covenants, conditions, restrictions, easements charges and liens, and all other matters set forth in the Declaration as the same may be amended from time to time, all of which is hereby incorporated by reference herein. To the extent of any inconsistency or ambiguity between the Declaration and this Supplement, this Supplement shall be controlling.

3. Fences. In addition to the restrictions regarding fences described in Section 5.11 of the Declaration, fences made of beige vinyl material (intended to give the appearance of natural wood or similar thereto) shall be permitted upon approval and upon the other terms and conditions as described in the Declaration.

4. Effective Date. This Supplemental Declaration shall become effective upon its recordation in the public records of Clay County, Florida.

IN WITNESS WHEREOF, the Developer has caused this Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Royal Pointe to be duly executed as of the date written above.

Signed and Sealed in the Presence of:

LARMAC DEVELOPMENT, LLC, a Florida
limited liability company

Chyan Newman
Printed Name: Chyan Newman

By: Lawrence D. Nichols
Lawrence D. Nichols, Manager

Sandy Dempsey
Printed Name: Sandy Dempsey

STATE OF FLORIDA
COUNTY OF Duval

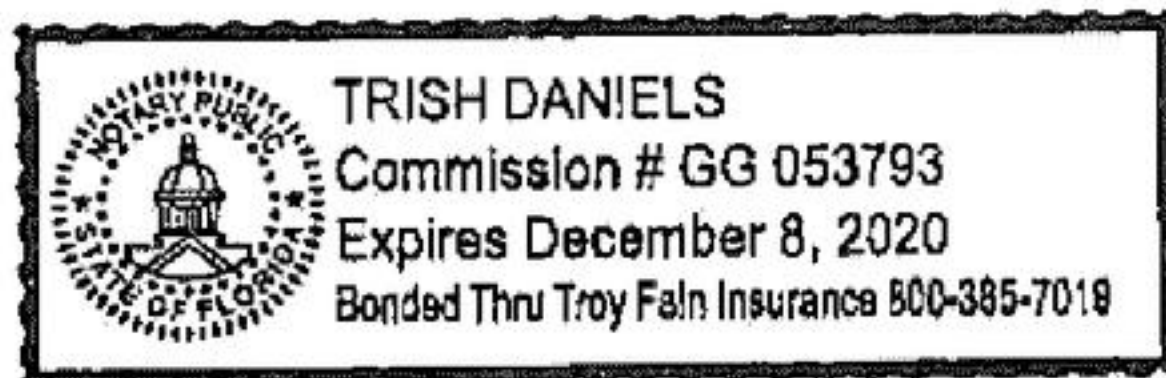
The foregoing instrument was acknowledged before me this 29th day of September, 2017, by Lawrence D. Nichols, as the Manager of Larmac Development, LLC. Such person did/did not take an oath and: (notary must check applicable box)

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

{Notary Seal must be affixed}

Trish Daniels
Signature of Notary

Trish Daniels
Name of Notary



SURVEILLANCE
 Dept. of Agriculture
 601 Broadway, N.Y.C.
 Census Bureau, N.Y.C.

Electric service provided by City Electric Cooperative, Inc.
Water and Sewer service provided by City County Utility Authority

EXHIBIT A - FIRST SUPPLEMENTAL DECLARATION --ROYAL POINTE

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Royal Pointe Unit 2-A

A reprint of Tract F-2, Royal Pointe, according to Plat Book 50, pages 41 through 51 together with a portion of Section 26, Township 5 South Range 25 East, Clay County, Florida.

PLAT BOOK 58 PAGE 69
SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION "LA-RF" ZONE

DATE
1/15/13
CLAY CO. FLA.

ENGINEER
Name: [Signature]
CLAY COUNTY, FLA.

SURVEYOR
Name: [Signature]
CLAY COUNTY, FLA.

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 17th day of March, 2017.

[Signature]
County Engineer

NOTES: This plat is recorded in its original form in the official records of the public records of Clay County, Florida, and it is a condition of the plat that the applicant is responsible for any other process or digital form of the plat. There may be additional restrictions that are not recorded in the plat, but they may be found in the public records of the county.

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

COUNTY ENGINEER APPROVAL

Approved this 17th day of March, 2017.

[Signature]
County Engineer

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 14th day of March, 2017, by the Board of County Commissioners, Clay County, Florida.

[Signature]
Chairman of the Board

[Signature]
Deputy Chairman of the Board

SEE SHEET 1 FOR GENERAL NOTES

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recording of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, partnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said owner, that said owner shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this plat, provide the same, and the same shall be part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Larson Development, LLC
a Florida limited liability company

[Signature]
Eric A. Edwards, Attorney

[Signature]
Todd L. Blum, Attorney

[Signature]
A. E. McWhorter, Attorney

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.006(1), Florida Statutes (1995), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes.

The undersigned did not prepare this plat.
This certificate is made as of the 14th day of March, 2017.

[Signature]
Jeff H. Hargrett
Florida Registration No. 5979
6431 Corbis Lane Rd. Jacksonville, FL

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, plotted and described herein, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter.

Signed this 14th day of March, 2017.

[Signature]
Harold T. Ellett
Florida Cert. No. 2510
Dard and Associates, Inc. 18 1341
615 S. Broadway, Richmond
Orange Park, Florida 32177-1000

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, as amended, and is filed for record in Plat Book 58, Pages 68-74, and is a part of the public records of Clay County, Florida, this 20th day of March, 2017.

[Signature]
Clay County Clerk

[Signature]
Clerk of the Circuit Court

EXHIBIT A - FIRST SUPPLEMENTAL DECLARATION --ROYAL POINTE

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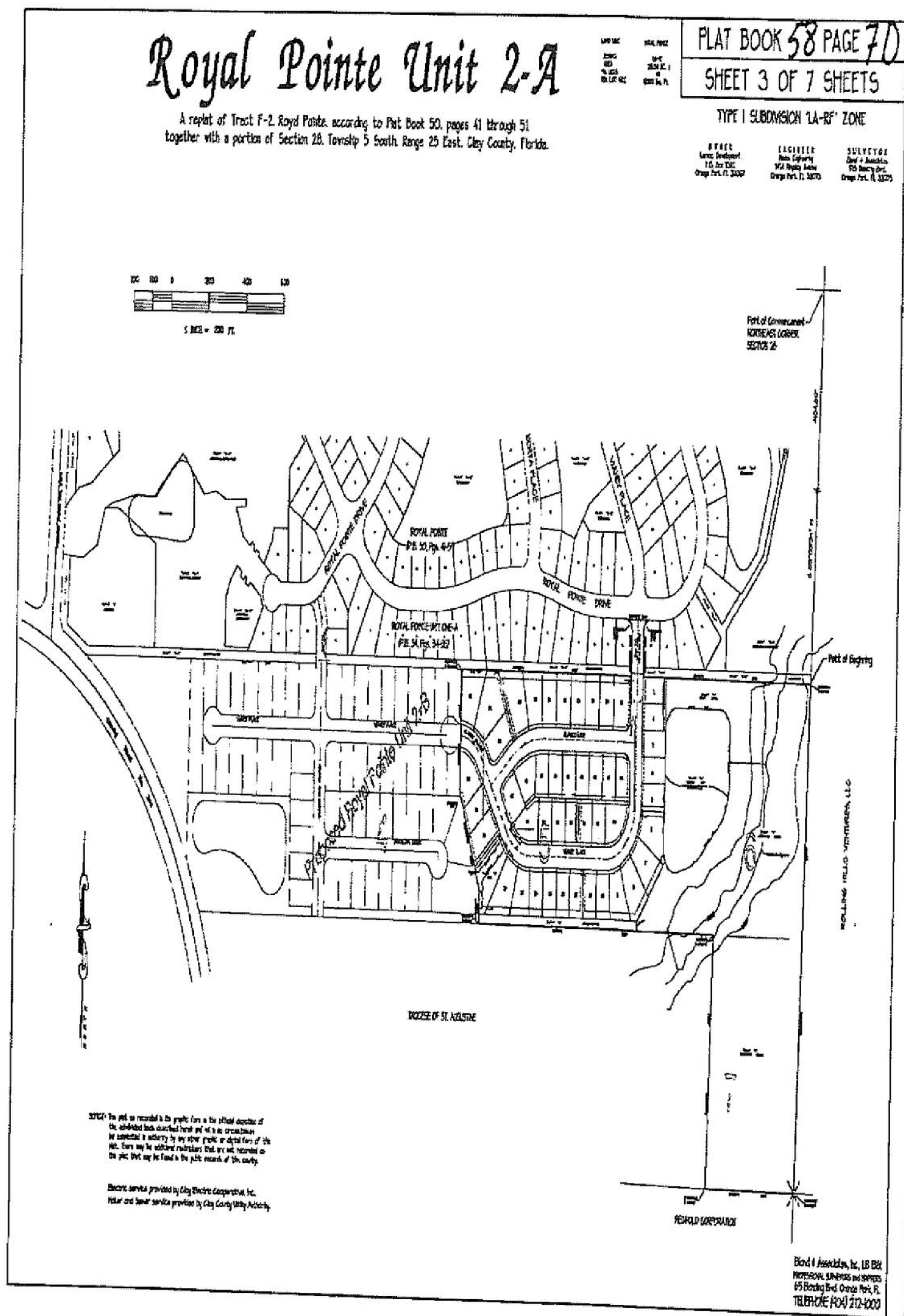


EXHIBIT A - FIRST SUPPLEMENTAL DECLARATION --ROYAL POINTE

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SEE PAGE 3

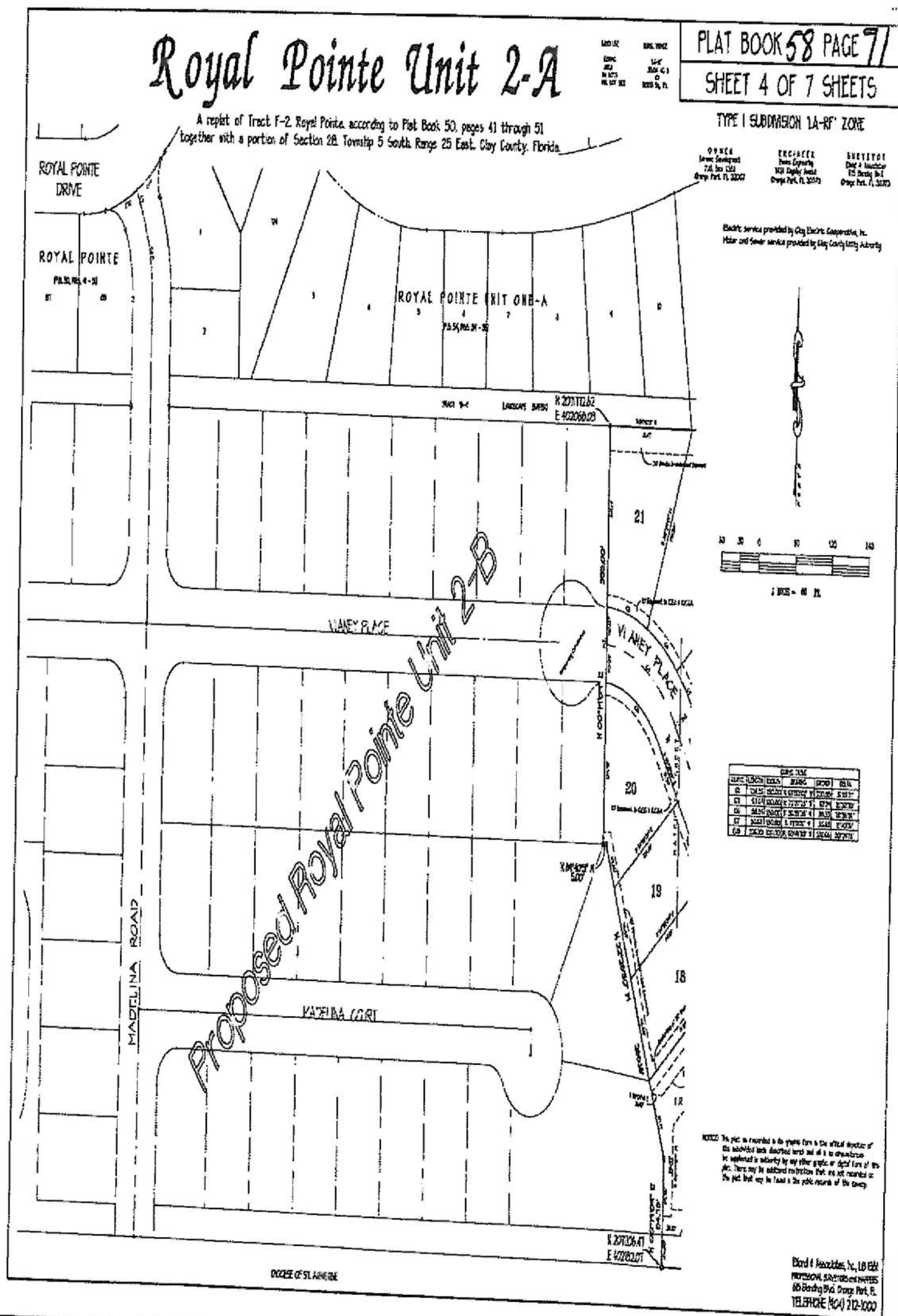


EXHIBIT A - FIRST SUPPLEMENTAL DECLARATION --ROYAL POINTE

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BY: 6/20/77

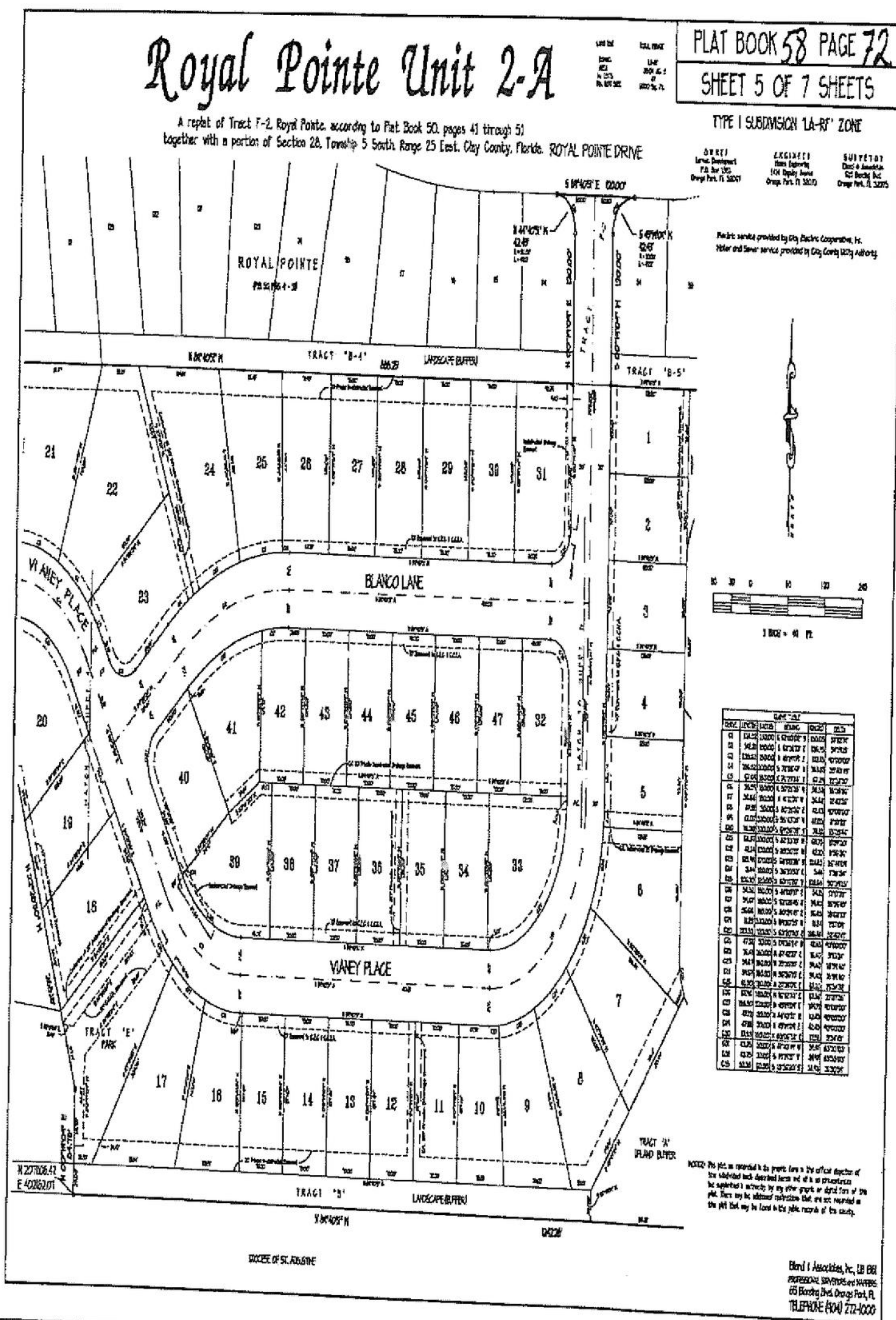


EXHIBIT A - FIRST SUPPLEMENTAL DECLARATION --ROYAL POINTE

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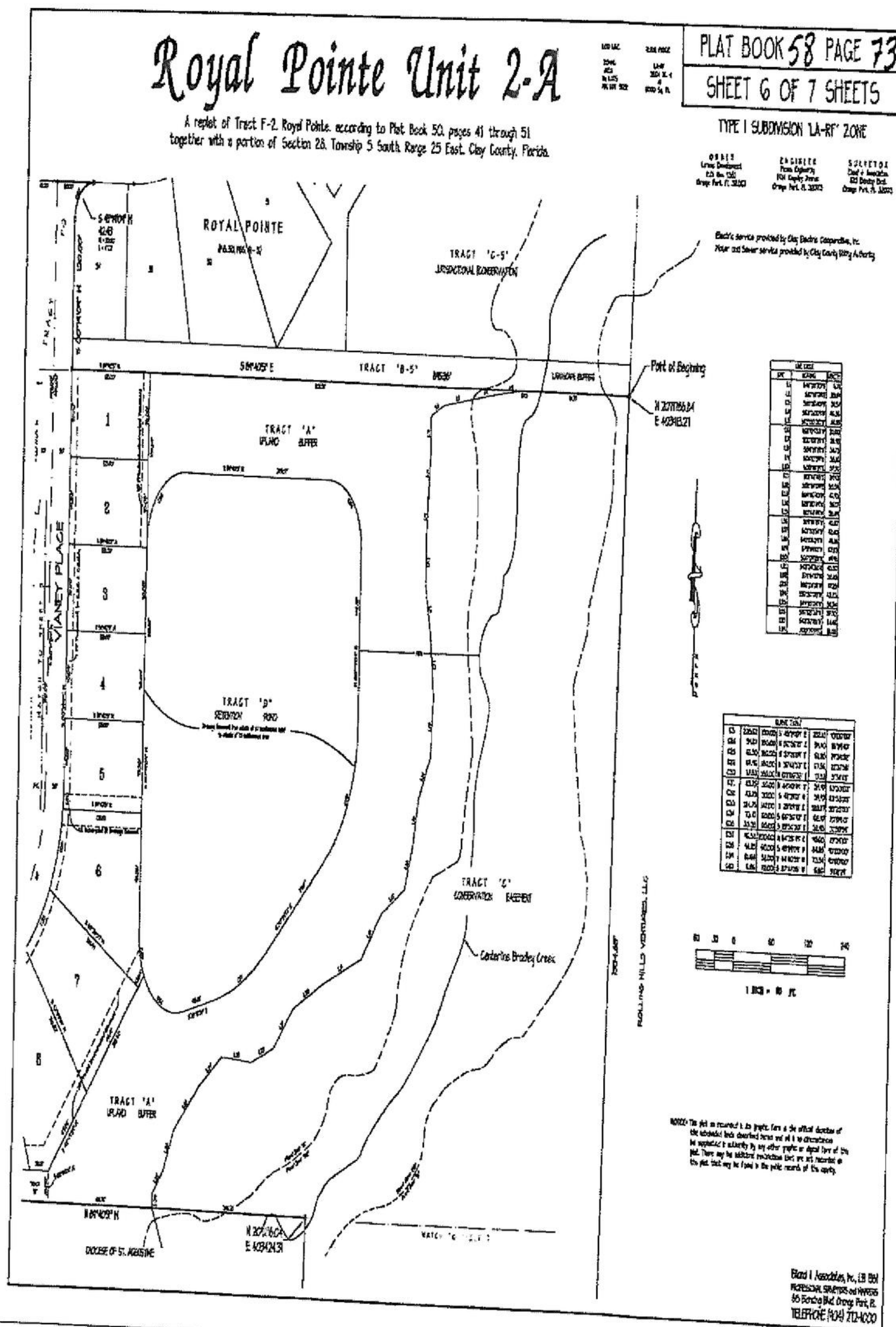


EXHIBIT A - FIRST SUPPLEMENTAL DECLARATION --ROYAL POINTE

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