

Prepared by and Return to:
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**FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR ARTISAN LAKES**
(ADDING PHASE 2A)

THIS FIRST SUPPLEMENT to the Declaration of Covenants, Conditions, Restrictions and Easements for Artisan Lakes is made as of this 24 day of August, 2016, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership, with an office at 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081 (hereafter referred to as "Declarant").

RECITALS:

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Artisan Lakes recorded on January 15, 2016, in O.R. Book 17429, Page 1195 of the Public Records of Duval County, Florida (as amended, the "Declaration"); and

WHEREAS, pursuant to the authority given Declarant in Article II, Section 1 of the Declaration, Declarant has the right to annex additional property to the terms and conditions of the Declaration without Association or other third-party approval.

NOW THEREFORE, Declarant hereby supplements and amends the Declaration as follows.

1. Recitals; Capitalized Terms. The recitals hereto are acknowledged as true and correct and are incorporated herein by reference. All capitalized terms used but not defined herein have the same meanings as defined in the Declaration.

2. Annexed Property. The term "Property" as defined in the Declaration is hereby amended to add the following real property:

ARTISAN LAKES PHASE 2A, according to the plat thereof as recorded in Plat Book 69, Pages 6 through 7, Public Records of Duval County, Florida (the "Phase 2A Property").

The Phase 2A Property is hereby subjected to all of the terms and conditions of the Declaration and the jurisdiction of the Association. All Owners of land within the Phase 2A Property shall be governed by the terms and conditions of the Declaration. Declarant reserves the right to annex additional lands to the Property as provided for in the Declaration.

3. Common Areas. The following Common Areas within the Phase 2A Property shall be owned and maintained by the Association:

TRACT	DESCRIPTION
Tract A	Conservation Area
Hatter Drive	Right-of-Way

4. Ratification of Declaration. Except as supplemented and modified hereby, the Declaration is unchanged, remains in full force and effect and is hereby ratified by the Declarant.

[signature page follows]

IN WITNESS WHEREOF, the Declarant has caused this First Supplement to be duly executed on the date stated above.

WITNESSES:

STANDARD PACIFIC OF FLORIDA,
a Florida general partnership

By: Standard Pacific of Florida GP, Inc., a
Delaware corporation, its managing
general partner

By: Jessica D. Lee
Print Name: Jessica D. Lee
By: David Stanta
Print Name: David Stanta

By: Maurice Rudolph
Maurice Rudolph,
Vice President – Land Operations

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 24 day of August, 2016, by Maurice Rudolph, as Vice President – Land Operations of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, on behalf of the corporation and the partnership. He is personally known to me or produced _____ as identification.

(NOTARIAL SEAL)

Joyce Zornes
NOTARY PUBLIC
Print Name: Joyce Zornes
My commission expires: January 18, 2019



JOYCE ZORNES
MY COMMISSION # FF 162181
EXPIRES: January 18, 2019
Bonded Thru Budget Notary Services