

**SUPPLEMENT TO THE COVENANTS AND RESTRICTIONS  
OF  
ASHFORD UNIT THREE**

This Supplement to Covenants and Restrictions is made by Ashford Joint Venture, a Florida general partnership ("Developer") with respect to the real property included within the plat of Ashford Unit Four A as recorded in Plat Book 52, Page 31, et. seq. of the current public records of Duval County, Florida (hereinafter referred to as the "Annexation Parcel").

**WHEREAS**, All of the lands shown on the plat of Ashford Unit Three (according to the plat thereof recorded in Plat Book 51, Page 22, et. seq. of the current public records of Duval County, Florida) have been subjected to the Covenants and Restrictions of Ashford Unit Three (the "Covenants and Restrictions") as recorded in Official Records Volume 8618, Page 309 of the current public records of Duval County, Florida.

**WHEREAS**, pursuant to Paragraph 32 of the Covenants and Restrictions, Developer may annex additional real property located in Duval County, Florida and subject the annexed property to the terms and provisions of the Covenants and Restrictions within fifteen (15) years of the date of the recording of the Covenants and Restrictions and Developer may modify the restrictions for any additional property annexed so that such restrictions are compatible with the proposed construction on any such property so annexed.

**WHEREAS**, Developer is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Covenants and Restrictions.

**WHEREAS**, Developer is desirous of modifying Paragraph 10 of the Covenants and Restrictions to allow up to an eight (8) foot high fence or hedge along the rear property line of lots 14, 15 and 16 of Ashford Unit Four A.

**NOW THEREFORE**, in consideration of the terms and conditions of the Covenants and Restrictions and this Supplement to the Covenants and Restrictions, Developer hereby agrees;

- 1) The Annexation Parcel is hereby annexed to the Covenants and Restrictions and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Covenants and Restrictions in the same manner and to the same extent as if the Annexation Parcel had been subjected thereto in the Covenants and Restrictions.
- 2) Each of the platted lots included within the Annexation Parcel shall constitute a Lot as such term is defined and used in the Covenants and Restrictions.
- 3) Except as otherwise specifically defined herein, any term used herein which is defined in the Covenants and Restrictions shall have the same meaning in this Supplement to the Covenants and Restrictions as in the Covenants and Restrictions.

3

4) Paragraph 10 of the Covenants and Restrictions is hereby amended to permit the erection of fences or hedges along the rear property line of lots 14, 15 and 16 of Ashford Unit Four A to a height not to exceed eight (8) feet.

IN WITNESS WHEREOF, Developer has executed this Supplemental Declaration this 21st day of September, 1998.

WITNESS:

ASHFORD JOINT VENTURE

Gregory E. Matovina  
Print Name: Gregory E. Matovina

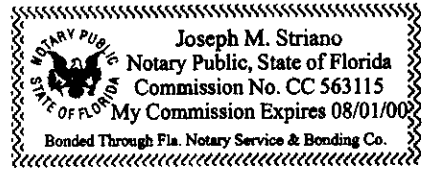
William R. Howell, II  
By: William R. Howell, II  
As: President of Ashford of Jacksonville, Inc.  
Its: Managing General Partner

Leslie H. Matovina  
Print Name: Leslie H. Matovina

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of September, 1998 by William R. Howell, II (being personally known to me) as President of Ashford of Jacksonville, Inc., Managing General Partner of Ashford Joint Venture, on behalf of the general partnership.

Joseph M. Striano (Notary Public)  
Print Name: JOSEPH M. STRIANO  
My Commission Expires: 8-1-2000  
Commission No. CC 563115



(Seal)

MORTGAGEE CONSENT

MORTGAGEE CONSENT

The undersigned Tucker Federal Bank, a Federal association, the holder of a mortgage recorded in Official Records Volume 8388, Page 1456, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Supplement to the Covenants and Restrictions of Ashford Unit Three.

Signed, sealed and delivered in the presence of:

Gregory E. Matovina

Printed Name: Gregory E. Matovina

John C. Anderson

By: John C. Anderson  
Its: Vice president

Leslie H. Matovina

Printed Name: Leslie H. Matovina

Bk: 9078  
Pgs: 195-197  
Doc# 98232091  
Filed & Recorded  
09-22-1998  
03:39:56 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September 1998, by Hector Maduen, being personally known to me.

Carol J. Olson Notary Public  
Print Name: CAROL J. OLSON  
Commission Expires: 4/30/01  
Commission Number: CC 637182

 NOTARY PUBLIC  
STATE OF FLORIDA  
CAROL J. OLSON  
COMMISSION # CC 637182  
EXPIRES APR 30 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.  
(Seal)