

SM  
292-0778

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR CAROLINE RIDGE**

This Supplemental Declaration is made by Caroline Ridge Joint Venture, a Florida general partnership ("Declarant") with respect to the real property included within the plat of Caroline Ridge Unit Two as recorded in Plat Book 52, Pages 15, 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 plats of Caroline Ridge Unit One (according to the plat thereof recorded in Plat Book 51, Page 70, et. seq. of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Caroline Ridge Unit One as recorded in Official Records Volume 8819, Page 978 of the current public records of Duval County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcel is included in the Caroline Ridge Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration.

NOW THEREFORE, in consideration of the terms and conditions of the declaration and this Supplemental Declaration, Declarant hereby agrees;

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

(5)

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration <sup>17<sup>th</sup></sup> this day of August, 1998.

WITNESS:

CAROLINE RIDGE JOINT VENTURE

Don Borstein  
Print Name: DON BORSTEIN

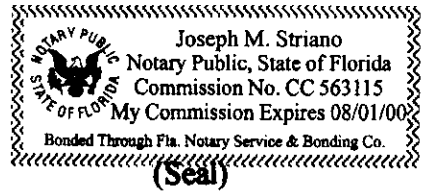
Gregory E. Matovina  
By: Gregory E. Matovina  
Its: Managing General Partner

David Borstein  
Print Name: DAVID BORSTEIN

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 1998 by Gregory E. Matovina (being personally known to me) as Managing General Partner of Caroline Ridge 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. CC563115



CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

Maronda Homes, Inc. of Florida as an Owner in Caroline Ridge Unit Two, hereby joins in this Supplemental Declaration for purposes of consenting to and approving the annexation of Caroline Ridge Unit Two to the Property and consenting to and approving all other terms and conditions contained in this Supplemental Declaration.

WITNESS:

Rebecca C Hutka  
Print Name Rebecca C Hutka  
Joanne H. Reid  
Print Name: Joanne H. Reid

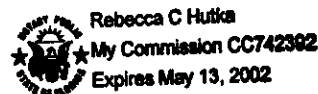
OWNERS: Maronda Homes, Inc. of Florida

John E. Molyneaux  
By John E. Molyneaux  
As: Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 1998 by John Molyneaux, as Vice-President of Maronda Homes of Florida, Inc being personally known to me.

Rebecca C Hutka (Notary Public)  
Print Name: Rebecca C Hutka  
My Commission Expires: May 13, 2002  
Commission No. CC 742392



(Seal)

MORTGAGEE CONSENT

The undersigned American National Bank of Florida, a national banking association, the holder of a mortgage recorded in Official Records Volume 8578, Page 1124, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Declaration of Covenants, Conditions and Restrictions for Caroline Ridge Joint Venture.

Signed, sealed and delivered in the presence of:

Tracy Cole  
Printed name Tracy Cole

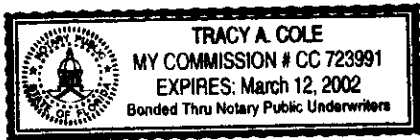
Mike Dailey  
Its V.P.

Carol H. Baldwin  
Printed name Carol H. Baldwin

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 1998, by Mike Dailey, Vice President of American National Bank of FL, being personally known to me.

Tracy Cole  
Notary Public



"All references herein to An... Shall be deemed to be SouthTrust Bank, N.A."

CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

Atlantic Builders, Inc., as an Owner in Caroline Ridge Unit Two, hereby joins in this Supplemental Declaration for purposes of consenting to and approving the annexation of Caroline Ridge Unit Two to the Property and consenting to and approving all other terms and conditions contained in this Supplemental Declaration.

WITNESS:

OWNERS: Atlantic Builders, Inc.

Elizabeth C. Bobst  
Print Name: Elizabeth C. Bobst

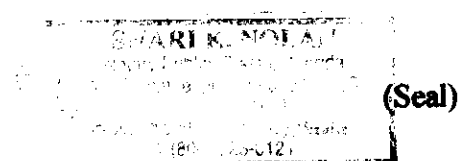
William J. Ash, III  
By: William J. Ash, III  
As: President

Maer A. Rocco  
Print Name: Maer A. Rocco

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of August, 1998 by William J. Ash III, as President of Atlantic Builders, Inc. being personally known to me.

Shari A. Nolan (Notary Public)  
Print Name: Shari A. Nolan  
My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_



Bk: 9057  
Pg: 766 - 770  
Doc# 98213751  
Filed & Recorded  
09/01/98  
01:01:42 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 24.00