

Prepared By and Return To:  
Matovina & Company  
2955 Hartley Road, Suite 108  
Jacksonville, FL 32257

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR CEDARBROOK

This Supplemental Declaration is made by Partners Three Holdings, LLC, a Florida limited liability company, ("Declarant") with respect to the real property included within the plat of Cedarbrook Phase 1 as recorded in Plat Book 69, Page 126, et. seq., of the current public records of Duval County, Florida. Cedarbrook Phase 1 is hereinafter individually and collectively referred to as the "Annexation Parcels".

WHEREAS, All of the lands shown on the plat of Cedarbrook North (according to the plat thereof recorded in Plat Book 67, Page 118, et. seq., of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Cedarbrook, as recorded in Official Records Book 16980, Page 2299, et. seq., 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 Parcels are included in the Cedarbrook Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcels to the Property and subjecting the Annexation Parcels 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 Parcels are 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 Parcels had been subjected thereto in the Declaration.
- 2) Each of the platted lots included within the Annexation Parcels 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.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 6<sup>th</sup> day of FEBRUARY 2017.

WITNESSES

PARTNERS THREE HOLDINGS, LLC

Margaret Thomas  
Print Name Margaret Thomas

[Signature]  
By: Richard R. Dostie  
Its: Manager

Heather Lepley  
Print Name: HEATHER LEPLEY

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of FEBRUARY 2017 by Richard R. Dostie (being personally known to me) as Manager of Partners Three Holdings, LLC, on behalf of the company.

Laura A Snure  
Print Name: LAURA A. SNURE  
My Commission Expires: 1/25/2020



MORTGAGEE CONSENT

The undersigned, Synovus Bank, the holder of a mortgage recorded in Official Records Book 17678, Page 1620, of the current public records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Supplemental Declaration of Covenants, Conditions and Restrictions for Cedarbrook Phase 1.

Signed, sealed and delivered in the presence of:

SYNOVUS BANK

Danielle Burkes  
Print Name: Danielle Burkes  
Lisa J. Harris  
Print Name: Lisa J Harris

Mark Mathews  
By: Mark Mathews  
Its: AVP

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of February, 2017 by Mark Mathews AVP, being personally known to me.

Danielle Favereau Burkes  
Notary Public

