

Prepared by/return to:
McCabe & Ronsman
110 Solana Road, Suite 102
Ponte Vedra Beach, FL 32082

**REVIVED AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TIMBER RIDGE**

THIS REVIVED AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER RIDGE is made and adopted on the date hereinafter set forth by Timber Ridge Association Inc., a Florida not-for-profit corporation (hereinafter referred to "Association").

W I T N E S S E T H:

WHEREAS, Timber Ridge Investors, Ltd. (hereinafter referred to as the "Declarant"), recorded that certain Declaration of Covenants, Conditions and Restrictions for Timber Ridge, recorded on July 3, 1989, in Official Records Book 6727, Pages 103-120, of the public records of Duval County, Florida (the "Previous Declaration"), subjecting all the real property more particularly described in Map Book 45, Pages 50, 50A through 50F, of the public records of Duval County, Florida, to the covenants, conditions, restrictions, easements, charges and liens set forth in the Previous Declaration; and

WHEREAS, that certain Amendments to the Declaration of Covenants, Conditions and Restrictions for Timber Ridge was recorded on August 19, 1994, in Official Records Book 7918, Page 166, of the public records of Duval County, Florida; and

WHEREAS, that certain Amended Declaration of Covenants, Conditions and Restrictions for Timber Ridge was recorded on February 21, 2001, in Official Records Book 9889, Page 1118, of the public records of Duval County, Florida; and

WHEREAS, the covenants, conditions, and restrictions contained in the recorded documents referenced above have expired pursuant to Chapter 712, Florida Statutes, also known as the Marketable Record Title Act; and

WHEREAS, the organizing committee of the Association consisting of:

<u>Name</u>	<u>Address</u>
Barbara Miller	12079 Evans Bluff Ct., Jacksonville, FL 32246
Jerry Karon	2876 Sans Pareil St., Jacksonville, FL 32246
Jason Ellis	3042 Sans Pareil St., Jacksonville, FL 32246

does hereby submit the covenants and restrictions of the Association for revival pursuant to Section 720.403, Florida Statutes (hereinafter defined as the "Revived Declaration"); and

WHEREAS, the Revived Declaration governs the properties which were encumbered by the Previous Declaration and amendments thereto and does not contain covenants that are more

restrictive on the parcel Owners than the covenants contained in the Previous Declaration and amendments, except as otherwise provided by Section 720.404(3), Florida Statutes; and

WHEREAS, attached hereto as **Exhibit “A”** are the existing Articles of Incorporation of the Association; attached hereto as **Exhibit “B”** are the existing Bylaws of the Association; attached hereto as **Exhibit “C”** is a list of each parcel subject to the Revived Declaration identified by its legal description and name of the parcel owner; and attached hereto as **Exhibit “D”** are the plats or other graphic depictions of the affected properties in the community; and

WHEREAS, this Revived Declaration has been approved by a majority vote of the Owners of the Association.

NOW, THEREFORE, the Association hereby revives all terms and provisions of the Previous Declaration and amendments thereto for Timber Ridge Association, Inc., as follows:

ARTICLE I – DEFINITIONS

1. “Association” shall mean and refer to the Timber Ridge Association, Inc., a Florida corporation not for profit, its successors and assigns.

2. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

3. “Properties” shall mean and refer to that certain real property hereinabove described and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

4. “Common Areas” shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. Initially, Declarant does not intend to designate any Common Areas. However, the Declarant reserves the right to hereafter convey portions of the properties to the Association to constitute Common Areas but shall have no obligation to do so.

5. “Lot” shall mean and refer to the building plots of land shown upon the recorded subdivision plat of the properties described above.

6. “Declarant” shall mean and refer to Timber Ridge Investors, Ltd., a Florida Limited Partnership, its successors or assigns.

7. “Lakes” shall mean all areas established for storage or treatment of storm water or surface water even though title to any such area shall be held by an individual lot owner.

8. “Builder” shall mean and refer to any individual or entity, including but not limited to Tompkins Investment Group Incorporated, a Delaware corporation, its successors and assigns, duly licensed and qualified in the State of Florida for the construction of residential dwellings,

who purchases a Lot or Lots in the subdivision for the sole purpose of constructing a residential dwelling for sale to an Owner.

ARTICLE II – PROPERTY RIGHTS

1. Owner’s Easements of Enjoyment. Every owner and the Association shall have a right and easement of enjoyment in and to any Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

- a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility hereafter situated upon any Common Area;
- b) the right of the Association to suspend the voting rights and right to use of any recreational facilities, if any, as to any owner for any period during which any assessment against such owner’s lot remains unpaid and for a period not to exceed 60 days for any infraction of the Association’s published rules and regulations;
- c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by its members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer is signed by two-thirds of all votes eligible to be cast by both member classes of the Association.

2. Delegation of Use. Any owner may delegate, in accordance with the by-laws, such owner’s right of enjoyment to the Common Area and facilities to the members of such owner's family, tenants, or contract purchasers who reside on the property.

ARTICLE III – MEMBERSHIP AND VOTING RIGHTS

1. Assessment. Every owner of a lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot.

2. Membership. The Association shall have two classes of voting membership:

CLASS A – Class A members shall be defined as all owners, with the exception of the Declarant and Builders as defined in paragraph 8 of Article I, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

CLASS B - The Class B members shall be the Declarant or its successors or assigns, and any Builder as defined in paragraph 8 of Article I, and shall be entitled to twelve (12) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership,

- b) on December 31, 1994, or
- c) when Declarant requests that Class B membership be converted to Class A membership and such conversion is approved by a majority vote of the Class B members.

ARTICLE IV – COVENANT FOR MAINTENANCE ASSESSMENTS

1. Creation of the Lien and Personal Obligation for Assessments. The Declarant, for each lot owned within the Properties, hereby covenants, and each owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: 1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney’s fees, shall be a charge on the land and shall be a continuing lien upon the lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney’s fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to such owner’s successors in title unless expressly assumed by them, but the lien shall survive any conveyance of title, except as hereinafter provided.

2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the common areas, entranceway, islands in roadways, and storm and/or surface water management system, including but not limited to common irrigation and irrigation systems, sign lighting and maintenance of the grassed area of the causeway through the natural area of Timber Ridge. Said maintenance, in addition to the foregoing, shall include the continual maintenance and cleaning of the storm and/or surface water management system required by the Department of Environmental Regulation and/or the St. Johns River Water Management District pursuant to permit number 42-031-1016N and/or the City of Jacksonville. The improvement and maintenance of the common areas, entranceway, islands in roadways, lakes and lake systems shall be the sole responsibility of the Association, and the Association is hereby granted easements as necessary for such improvement and maintenance, specifically including access easements over the lots for access to the lakes and maintenance easements over those portions of the lots upon which the lakes are located.

3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum assessment shall be \$96.00 per year per lot.

- a) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum assessment may be increased by the Directors of the Association each year but not more than 5% above the maximum assessment for the previous year without a vote of the membership.

b) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum assessment may be increased more than 5% by a vote of two-thirds of each class of members who are voting in person or by proxy, at a meeting duly called for such purpose.

c) The Board of Directors shall fix the assessment annually at amounts not in excess of the maximum as well as the dates of the initial assessments and all matters pertaining to the collection of assessments.

4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, re-construction, repair or replacement of a capital improvement upon any common area, including fixtures and personal property related thereto; provided that any such special assessment shall have the assent of two-thirds of the votes of each class of members who are voting in person or by proxy at a meeting duly called for such purpose.

5. Notice and Quorum for any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At any owners meeting held under the provisions of paragraph 3(b) or paragraph 4 of this Article, the presence of members or of proxies entitled to cast 60% of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-third of the total votes of each class of membership. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all lots and may be collected on a quarterly basis.

7. Date of Commencement of Annual Assessments. Due Dates: The right of the association to collect annual assessments provided for herein shall commence as to all lots on the date of the recording of this Declaration in the public records of Duval County, Florida. The Board of Directors shall determine the date of commencement of the initial annual assessments. No lot owned by the Declarant shall be subject to any assessment until a residence has been constructed thereon and occupied. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least 30 days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether or not the assessments on a specified lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within 30 days after the due date shall bear interest from the due date at the

rate of 10% per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property involved, or both. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of such owner's lot.

9. Subordination of the Lien to Mortgages. The lien for the assessments provided for herein shall be subordinate to the lien of any institutional first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer, unless a claim of lien has been recorded by the Association prior to the recording of the mortgage. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V – BUILDING AND USE RESTRICTIONS

1. Land Use and Building Type. No one other than Declarant shall use any lot except for residential purposes. Unless otherwise specifically allowed or permitted under these covenants, no structure shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height. No building or other structure at any time situate on said land shall be used for any business or manufacturing purposes, and no duplex residence, garage apartment or apartment house shall be erected or placed on or allowed to occupy said land.

2. Declarant's Right to Resubdivide or Replat. Declarant shall have the right to resubdivide or replat any of the said land owned by it. In the event any of said land is resubdivided or replatted for rights-of-way for roads, streets or easements, none of the restrictions contained herein shall apply to the portions thereof used for such purposes.

3. Garage. Each home shall have an attached single car garage. No garage shall be permanently enclosed or converted to another use without the substitution of another enclosed automobile storage area upon the lot. All garages must have doors which shall be maintained in a useful condition and shall be kept closed when not in use. Carports will not be permitted.

4. Storm/Surface Water Management. The St. Johns River Water Management District has jurisdiction over this subdivision and has issued Stormwater Discharge Permit No. 42-031-1016N authorizing construction and operation of a storm and/or surface water management system to serve the subdivision. No alteration to any part of the aforementioned system, including but not limited to, lakes, swales and pipes, will be allowed without the written consent of Declarant. All clearing, grading and other construction activities must comply with the terms and conditions of said permit. Specifically, the owners of Lots 17 thru 22 and Lots 80 thru 90 are required to install rear lot water treatment at the time of house construction in accordance with the terms and conditions of said permit.

5. Outbuildings. No outbuilding shall be erected, placed or altered on any lot except as follows: Each lot owner may have one, small, one-story outbuilding for storage purposes only. Said outbuilding must be architecturally compatible and consistent with lot owner's Timber Ridge

residence. Plans for any such outbuilding must be submitted to Architectural Control Committee in accordance with Article V, Sections 6 and 23 hereof.

6. Approval of Structure. No residence, structure, wall or swimming pool shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location of improvements with respect to topography and finished grade elevation. No exposed block or built up roof will be permitted in the construction of any dwelling. Approval shall be as provided in paragraph 23 below. No outbuildings or drives, walks, fences, walls or swimming pools shall be erected or constructed on any lot prior to the erection or construction of a permanent residence thereon. No fence, wall, bulkhead or structure of any kind will be permitted below the top of the slope of the lake bank as shown on the final survey on waterfront lots. Docks will not be permitted.

7. Dwelling Size. Unless specifically approved in writing by the Architectural Control Committee, no dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall contain at least 1400 square feet for a one-story dwelling and at least 900 square feet for the ground floor of a dwelling of more than one story, with at least 1400 square feet for both stories combined.

8. Building Location. No building shall be located on any lot nearer than 20 feet to the front line or nearer than 15 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line provided that combined side yard setbacks for any lot shall not be less than 15 feet. No dwelling shall be located on any lot nearer than 10 feet to the rear lot line, or nearer to the rear lot line than the rear building restriction line. No dwelling shall be located closer than 15 feet from any existing dwelling. The Architectural Control Committee shall be empowered to issue a variance in regard to the above measurements as it may deem prudent.

9. Lot Area. No dwelling shall be erected or placed on any lot having an area of less than 7,000 square feet.

10. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

11. Recreational and Commercial Vehicles. No commercial vehicles, motorized homes, boats or trailers of any type shall be permitted to be placed on any lot subject to these covenants, unless such shall be placed or parked in a fenced side yard or fenced rear yard of a lot, but not placed in the side yard of a corner lot on the side abutting a street. No wheeled vehicles of any kind or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures. No automobiles, trailers, or boats shall be parked in the roadways, common grounds, or on the right-of-way adjoining the lots. For purposes of this paragraph, a vehicle which is a 3/4 ton or less truck used as transportation to and from the lot owner's employment shall not be considered a commercial vehicle.

12. Temporary Structures. No structure of a temporary character, trailer, tent, motorized home, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

13. No Subdivision. No Lot located within the Property shall be subdivided to constitute more than one building plot.

14. Mailboxes. Declarant shall provide locations and construct cluster mailbox receptacles, as approved by the United States Postal Service. No individual lot owner shall cause to be constructed any mailbox facility other than those provided by the Declarant.

15. Fences. All fences shall be constructed of natural wood. No fence shall be installed which restricts, prohibits or interferes with easements granted herein. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the rear of the house or the side of the house in the case of a corner lot unless approved by the Architectural Control Committee and in no event shall any fence exceed a maximum height of six (6) feet or be lower than a minimum height of five (5) feet unless approved by such committee. All fences shall be constructed and maintained to present a pleasing appearance as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation. It shall be within the sole and exclusive purview of the Architectural Control Committee to make the determination as to whether or not a fence is pleasing in appearance as provided herein. Picket fences will not be permitted. Declarant reserves the right to release areas such as sewer lift stations, playgrounds, etc., from the above fence restrictions.

16. Signs. No sign of any kind shall be displayed to the public view on any lot without the prior written approval of the Architectural Control Committee except one sign of not more than two square feet advertising the property for sale, or after one (1) year from the closing date on the Lot, one sign of not more than two (2) square feet advertising the property for rent, or signs used by a builder to advertise the property during the construction and sales period. The entranceway identification signs shall be exempt from this provision and shall remain for the enjoyment of the owners of all Lots. The Association shall maintain the entranceway signs as a common expense. The Architectural Control Committee shall have the right to promulgate standards for the quality, size, appearance, location and type of all signs to be displayed to public view.

17. Clotheslines. There shall not be permitted on any lots any exterior clotheslines that are visible from the street or from adjacent lots.

18. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

19. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial use.

20. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Rubbish, trash, garbage or other waste shall be kept in closed sanitary containers constructed of metal or rigid plastic. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from the street except on scheduled garbage pick up days.

21. Motorists' Vision to Remain Unobstructed. The Declarant or the Architectural Control Committee shall have the right, but not the obligation, to remove or require the removal of any fence, wall, hedge, shrub, bush, tree or other thing, natural or artificial, placed or located on any lot, if the location of same will, in the sole judgment and opinion of the Declarant or the Architectural Control Committee, obstruct the vision of motorists upon any of the streets.

22. Landscaping. The mass indiscriminate cutting down of trees is expressly prohibited without the written consent of the Architectural Control Committee, EXCEPT those areas where buildings and other improvements shall be located; i.e. homes, patios, driveways, gardens, parking and recreational areas, etc. All homes in Timber Ridge shall have St. Augustine or Bermuda grass, which must encompass a majority (i.e. 55 percent or more of the lot surface). Areas needing repair will be repaired with the use of sod or plugs. Seeding is not acceptable. During the growing season from march through November, required grass must appear in a healthy state (lush and green) and shall be well maintained by regular mowing and debris removal. Regular application of water, fertilizer and pesticides is imperative. Noxious weeds including, but not limited to, dollar weed, thistle, clover, crabgrass and dandelions will not exceed ten (10) per cent of any lawn surface. It is the responsibility of each lot owner whose lot abuts a lake to maintain the lake bank to the waters' edge. It is the responsibility of each lot owner to maintain the area between the front property line of his lot and the street, as well as the side property line and the street in the case of corner lots.

23. Architectural Control Committee.

a) Membership. The Architectural Control Committee shall be composed of three (3) persons appointed by Declarant. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. So long as Declarant owns any lots in the subdivision, Declarant shall have the right to appoint the members of such committee. At any time after Declarant has sold all lots or has waived, in writing, its right to appoint such committee members, the then record owners of a majority of the lots shall have the power and right through a duly recorded written instrument to elect the members of the committee, to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. Such rights may be assigned to the Timber Ridge Association, Inc.

b) Procedure. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative,

fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with.

24. Utility Lines. All water, sewer, electrical, telephone, television, gas and other utility lines shall be placed underground. Except as permitted by law, no antennas or satellite dishes of any kind shall be placed on any lot.

25. Air Conditioning Units. No air conditioning units may be installed in any window if such unit shall be visible from any public street.

26. Roadways. No one, other than Declarant, shall use any lot or any portion thereof for roadway purposes and no one, other than Declarant, shall construct a driveway upon any lot except to serve the lot upon which it is constructed. Unless approved in writing by the Architectural Control Committee, only one driveway per lot, said driveway serving the garage on the lot, shall be permitted.

27. Utility Provisions. The City of Jacksonville or its successors has the sole and exclusive right to provide all water and sewage facilities and service to the property described herein. No well of any kind shall be dug or drilled on any one of the lots or tracts to provide water for use within the structures to be built, and no potable water shall be used within said structures except potable water which is obtained from the City of Jacksonville or its successors or assigns. Nothing herein shall be construed as preventing the digging of a well to be used exclusively for use in the yard and garden of any lot or tract or to be used exclusively for air conditioning. All sewage from any building must be disposed of through its sewage lines and through the sewage lines and disposal plant owned or controlled by the City of Jacksonville or its successors or assigns. No water from air conditioning systems, ice machines, swimming pools, or any other form of condensate water shall be disposed of through the lines of the sewer system. The City of Jacksonville has a non-exclusive perpetual and unobstructed easement and right in and to, over and under property as described in this Declaration and the plat of the Property for the purpose of ingress, egress and installation and/or repair of water and sewage facilities within the easements shown on the plat.

28. Easements. The Declarant hereby reserves unto itself a perpetual alienable and releasable privilege and right on, over and under the ground to construct, maintain and use electric, telephone, wires, cables, conduits, sewer, water mains or pipes, drainage swales or pipes, and other suitable equipment for the conveyance and use of electricity, telephone, water or other public conveniences or utilities on, in or over a 7.5 foot strip at the back and side of each lot. The said Declarant shall have the unrestricted right and power to release said easement.

29. Enforcement. Any person owning any portion of the above described lands may institute proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain any existing or threatened violation or to recover damages.

30. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions hereof which shall remain in full force and effect.

31. Indemnification. The owner or owners of all lots abutting the lakes within the Property shall, by virtue of having acquired said lots subject to these covenants and restrictions, be deemed to have assumed all of the obligations and responsibilities of Declarant, as set forth in the plat of Timber Ridge, as recorded in Plat Book 45, pages 50 thru 50F inclusive, of the current public records of Duval County, Florida, hereinafter referred to as the "Plat", and have agreed to indemnify Declarant and save Declarant harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury, or property damage, or any other damage arising from or out of any occurrence in, upon or at or from the lakes as shown on the Plat, or any part thereof, or occasioned wholly or in part by any act or omission of owners, owners' agents, contractors, employees, servants, licensees, or concessionaires with the property.

32. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each, unless sixty-seven percent (67%) of the then owners elect not to reimpose them as evidenced by an instrument executed by such Owners and recorded during the six months immediately preceding the beginning of any renewal period. The Declarant reserves and shall have the sole right to: a) amend these covenants and restrictions so long as the Declarant owns at least ten (10) lots within the subdivision; and b) to release any building plat from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if Declarant, in its sole opinion, deems such violations to be insubstantial violations or if Declarant, in its sole opinion, deem such violations necessary for construction and/or sales. Subject to the above rights reserved by the Declarant, this Declaration may be amended by an instrument signed by not less than 66% of the lot owners.

In addition, the Declarant reserves and shall have the sole right without the joinder or consent of any owner, the Association, the holder of any mortgage, lien or other encumbrance affecting the Property, or any other person: (i) to amend this Declaration to comply with any requirements of a governmental agency, institutional first mortgagee, or other person (including the Federal National Mortgage Association, Veterans Administration, or the Federal Housing Authority) willing to make, insure, guaranty, or purchase mortgage loans secured by a Lot; or (ii) to amend this Declaration or the legal documents of the Association to cure any ambiguity or error or any inconsistency between these provisions and the legal documents of the Association or the Plat.

33. Legal Action on Violation. If any person, firm or corporation, or other entity shall violate or attempt to violate any of these covenants and restrictions, it shall be lawful for the Declarant or any person or persons owning any lot on said land (a) to proceed at law for the recovery of damages against those so violating or attempting to violate any of such covenants and restrictions; and (b) to maintain a proceeding in equity against those so violating or attempting to violate any such covenants and restrictions, for the purpose of preventing or enjoining all or any of such violations or attempted violations. The remedies contained in this paragraph shall be construed as cumulative of all other remedies now or hereafter provided by law. The failure of Declarant, its successors or assigns, to enforce any covenant or restriction or any obligation, right, power, privilege, authority, or reservation herein contained, however long continued, shall in no

event be deemed as a waiver of the right to enforce the same thereafter as to the same breach or violation thereof occurring prior to or subsequent thereto. Lot owners found in violation of these restrictions shall be obliged to pay attorney's fees to the successful plaintiff in all actions seeking to prevent, correct or enjoin such violations or in damage suits thereon. All restrictions herein contained shall be deemed several and independent.

34. Limitation. Nothing contained in this Declaration shall be interpreted or enforced to prevent Declarant or its contractors, subcontractors, agents, employees, successors or assigns from doing or performing on all or any part of the property owned or controlled by Declarant whatever it may determine to be necessary, convenient, or desirable to complete the development of the property as a residential community including but not by way of limitation, construction and installation of streets, utility systems, community facilities, and other improvements, and the sale, lease or other disposition of the property and parcels and the construction and use of sales offices and model units to achieve such purposes.

IN WITNESS WHEREOF, the undersigned have executed this Revived Declaration as of the dates and years written below.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

TIMBER RIDGE ASSOCIATION, INC.
[Signature]
By: Jason T. Ellis
Its President

[Signature]
Witness

[Signature]
By: Julie Kaplan
Its Secretary

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of October, 2020, by Jason T. Ellis as President, and Julie Kaplan, as Secretary of Timber Ridge Association, Inc., a Florida corporation, on behalf of the corporation.

[Signature] Desiree Whitebear
Notary Public, State of Florida
At Large
My commission expires: 03/16/2024

(Notary Seal)

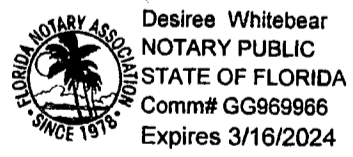


EXHIBIT A

FILED

ARTICLES OF INCORPORATION
OF
TIMBER RIDGE ASSOCIATION, INC.

1988 JUL -6 AM 11:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned hereby file these Articles of Incorporation to form a corporation not-for-profit.

ARTICLE ONE

The name of the corporation shall be TIMBER RIDGE ASSOCIATION, INC., hereinafter referred to as the "Association". Its principal office shall be located at 9799 Old St. Augustine Road, Jacksonville, Florida, 32257.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

This Association is formed to be the corporate entity which is to be responsible for the common areas and for the performance of certain duties, including but not limited to the continual maintenance and cleaning for drainage and the storm water management system in accordance with the requirements and regulations of the appropriate governmental authorities, and the enforcement of certain rights as provided in the Declaration of Covenants, Conditions and Restrictions recorded in Duval County, Florida, for the subdivision to be known as Timber Ridge.

ARTICLE FOUR

Every person or entity who is an owner of any lot subject to the Declaration of Covenants, Conditions and Restrictions for Timber Ridge shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership in any lot. The classes of membership and voting rights shall be as set forth in the Declaration of Covenants, Condition and Restrictions for Timber Ridge.

ARTICLE FIVE

The name and address of the initial Registered Agent are:

CLIFFORD B. NEWTON, 10192 San Jose Boulevard, Jacksonville, Florida, 32257.

ARTICLE SIX

The affairs of this Association shall be managed by a Board of not less than THREE (3) Directors. The names and addresses of the persons who are to serve as the initial Directors until the first election, or until Class B Membership ceases, shall be as follows:

1. J. ERIC SCHUHLE
6900 Southpoint Drive North, Suite 500
Jacksonville, Florida 32216
2. KENNETH L. JOHNS, JR.
12062 Cranefoot Drive
Jacksonville, Florida 32223
3. PHILLIP A. DANIEL
9799 Old St. Augustine Road
Jacksonville, Florida 32217

ARTICLE SEVEN

The name and address of the subscribers of these Articles of Incorporation are as follows:

1. J. ERIC SCHUHLE
6900 Southpoint Drive North, Suite 500
Jacksonville, Florida 32216
2. KENNETH L. JOHNS, JR.
12062 Cranefoot Drive
Jacksonville, Florida 32223
3. PHILLIP A. DANIEL
9799 Old St. Augustine Road
Jacksonville, Florida 32217

ARTICLE EIGHT

- A. The officers of the Association shall be a President,

Vice President, Secretary and Treasurer and such other officers as the Board may from time to time by resolution create. Officers shall be elected for a one year term and may be removed with or without cause, in accordance with the procedures set forth in the bylaws.

B. The officers of this corporation who shall serve until the first election of their successors, or until Class B membership ceases, are as follows:

Kenneth L. Johns, Jr.	President
J. Eric Schuhle	Vice President
Phillip A. Daniel	Secretary/Treasurer

ARTICLE NINE

The corporation shall exist perpetually.

ARTICLE TEN

The power to alter, amend or repeal the By-Laws or Articles of Incorporation or to adopt new By-Laws shall be vested in the Board of Directors. The By-Laws may contain any provisions for the regulation and management of the affairs of a corporation not inconsistent with the law or with the Articles of Incorporation. These articles may be amended by a majority vote of the Board of Directors.

IN WITNESS WHEREOF, the subscribers have executed the Articles of Incorporation this 28th day of June, 1989.

Kenneth L. Johns, Jr.
Kenneth L. Johns, Jr.

Phillip A. Daniel
Phillip A. Daniel

J. Eric Schuhle
J. Eric Schuhle

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this
28th day of June, 1989, by Kenneth L. Johns, Jr. and
Phillip A. Daniel.

Patricia B. DeCristo
Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Aug 21, 1989

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this
28th day of June, 1989, by J. Eric Schuhle.

Maria Anne Connor
Notary Public, State of Florida

My commission expires: 6/8/91

FILED

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED. JUL -6 AM 11-15 SECRETARY OF STATE TALLAHASSEE, FLORIDA.

In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST, that TIMBER RIDGE ASSOCIATES, INC., desiring to organize under the laws of the State of Florida with its principal place of business at 9799 Old St. Augustine Road, Jacksonville, Florida, 32257, has named CLIFFORD B. NEWTON, located at 10192 San Jose Boulevard, Jacksonville, Florida, 32257, as its Agent to accept service of process within this state.

Having been named to accept service of process for the above stated corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida Statutes.

REGISTERED AGENT [Signature] CLIFFORD B. NEWTON

STATE OF FLORIDA COUNTY OF DUVAL

Sworn to and subscribed before me this 10th day of July, 1989.

[Signature] Notary Public, State of Florida [Notary Seal: JOHN E. PEASE, NOTARY PUBLIC, STATE OF FLORIDA, MY COMMISSION EXPIRES 11-1-81]

EXHIBIT B

BYLAWS OF TIMBER RIDGE ASSOCIATION, INC.

A CORPORATION NOT FOR PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA

ARTICLE I IDENTITY

These are the Bylaws of the TIMBER RIDGE ASSOCIATION, INC., hereinafter called the "Association", a corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State on July 6, 1989.

The Association has been organized for the purpose of performing the functions as are outlined in the covenants, conditions and restrictions for Timber Ridge ("the subdivision"), as are or have been or will be recorded in the public records of Duval County, Florida, including any amendments thereto (the "covenants"), and specifically for the purpose of the continual maintenance and cleaning of the storm and/or surface water management systems required by the St. Johns River Water Management District or other governmental agencies pursuant to the permits issued and other applicable rules and regulations.

It is not contemplated that the Subdivision have or the Association own any common areas.

The Members of the Association shall initially be at 9799 Old St. Augustine Road, Jacksonville, Florida 32257, but may be changed from time to time, and meetings of Members and Directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

The fiscal year of the Association shall be the calendar year.

The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit", and the year of incorporation. The seal shall be in the following form:

(SEAL)

ARTICLE II MEMBERS MEETINGS

A. Annual Meeting. The annual members meeting shall be held at such location as shall be designated in the Notice of Meeting at 7:30 pm on the second Monday of November of each year, beginning in 1993, for the purpose of electing directors and transacting business authorized to be transacted by the members; provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a legal holiday.

B. Special Meetings. Special meetings of the members shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from members entitled to cast one-third (1/3) of the votes of the entire membership. At a special meeting of the Members, the Association may only conduct that business and address those matters that were stated in the notice of the special meeting to be the purpose thereof.

C. Notices. Notice of all members' meeting stating the time and place and the object for which the meeting is called shall be given by the President or Vice President or Secretary unless waived in writing by all of the members. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed within the time frame as provided in the covenants. Proof of such mailing shall be given by the affidavit of the person giving the notice.

D. Quorum. A quorum at members' meetings shall be as specified in the covenants.

E. Voting Rights. The voting rights of the members shall be as specified in the covenants.

F. Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

G. Adjourned meetings may be rescheduled as provided in the covenants.

H. Order of Business. The order of business at annual members' meetings, and as far as practical at other members' meetings, shall be:

1. Calling of the roll and certifying of proxies.
2. Proof of notice of meeting or waiver of notice.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers.
5. Reports of committees.
6. Election of inspectors of elections.
7. Election of officers.
8. Unfinished business.
9. New business.
10. Adjournment.

I. Written Consent and Acceptance. In the event that any action is authorized to be taken by the Members at a meeting, it shall be permissible to approve such action by a written consent and acceptance by the proportion of Members required to approve such action; provided, however, that notice of the Association's intent to seek written consent and acceptance shall be sent to all Members in accordance with the notice provision herein.

**ARTICLE III
DIRECTORS**

A. Governing Body. The affairs of the Association shall be governed by a Board of Directors. Except as provided in paragraph B of the Article, the Directors must be owners and reside in the subdivision; provided, however, that only one person per household may serve on the board at the same time.

B. Number. The Board shall initially consist of three (3) members. After the Declarant owns no more property in the subdivision, the Board shall consist of no less than three (3) and no more than nine (9) directors (the actual number of which shall be determined from year to year at the annual meeting of members), all of whom shall be elected by the membership at large.

D. Term. The Directors appointed by the Class B member shall serve at its pleasure. The term of office of Directors elected by Class A members shall be the calendar year following his election and subsequently until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

E. Removal. Any Director elected by the Class A members may be removed from the Board, with or without cause, by a majority vote of the Class A members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Directors and shall serve until the next annual meeting of the members.

F. Compensation. No Director shall receive compensation for any service he may render to the Association. However, a Director may be reimbursed for his actual expenses incurred in the performance of his duties.

G. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a Director, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors not less than thirty (30) days prior to each annual meeting of the members. The committee shall nominate one (1) person for each Director then serving. Nominations for additional directorships created at the meeting shall be made from the floor and other nominations may be made from the floor. Individuals who are in violation of the covenants and restrictions are ineligible for nomination or service on the Board or additional directorships.

H. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the Class A members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The person receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted.

I. Proviso. The Declarant shall have veto power on any act of the Board of Directors which affects the marketability of any units still owned by the Declarant.

ARTICLE IV MEETINGS OF DIRECTORS

A. Organization Meeting. The first meeting of the members of a newly elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

B. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors.

C. Special Meetings. Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3) of the Directors. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

D. Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

E. Quorum. A quorum at a Director's meeting shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is required by the Articles of Incorporation or the Covenants or these By-laws.

F. Adjourned Meetings. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

G. **Action Taken Without a Meeting.** The Board of Directors may take any action without a meeting which it could take at a meeting by obtaining the written consent and joinder of all Directors. Any action so taken shall have the same effect as though taken at a meeting of the Directors.

H. **Joinder in Meeting by Approval of Minutes.** The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.

I. **Presiding Officer.** The presiding officer at a Directors' meeting shall be the Chairman of the Board if such an officer has been elected; and, if none, the President shall preside. In the absence of the presiding officer, the Directors present shall designate one of their number to preside.

**ARTICLE V
POWER AND DUTIES OF BOARD OF DIRECTORS**

Subject to the provisions of the Covenants, the Board of Directors shall have the following powers and duties:

- A. Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions in the Covenants or Articles of Incorporation;
- B. Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;
- C. Employ a manager, an independent contractor, or such other employees as the Board deems necessary, and to prescribe the duties and compensation of any such employee, and to provide for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties;
- D. Prepare and adopt an annual budget in which there shall be established the contribution of each Owner to the common expenses, subject to the provisions in the covenants;
- E. Make assessments to defray the common expenses, establish the means and methods of collecting such assessments, and establish the period of the installment payments of the annual assessment, send written notice of each assessment to every owner subject thereto, and to file and foreclose liens against any property for which assessments are not paid, all as provided in the Covenants;
- F. Provide for the operation, care, upkeep and maintenance of all areas which are the maintenance responsibility of the Association, as set for in the covenants;
- G. Collect the assessments, depositing the proceeds thereof in a bank depository which it shall approve and using the proceeds to administer the Association;
- H. Open bank accounts on behalf of the Association and designate the signatories required;
- I. Enforce by legal means the provisions of the Covenants and these Bylaws, and bring any proceedings which may be instituted on behalf of or against the Owners concerning the Association;
- J. Pay the cost of all services rendered to the Association or its members which are not directly chargeable to Owners;
- K. Keep books with detailed accounts of the receipts and expenditures affecting the Association and its administration, and specify the maintenance and repair expenses and any other expenses incurred, which books and records shall be open for inspection by any of the members at reasonable times and upon reasonable notice;

L. Contract with any person or entity for the performance of various duties and functions;

M. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

N. Cause any or all officers or employees having fiscal responsibilities to be bonded, as the Board may deem appropriate;

O. To present to the members at the annual meeting, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote, a statement of all acts and corporate affairs.

**ARTICLE VI
OFFICERS AND THEIR DUTIES**

A. Enumeration of Offices. The officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create. The President and Treasurer shall be elected from among the members of the Board of Directors.

B. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the member.

C. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless sooner removed or otherwise disqualified to serve.

D. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

E. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

F. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the vacancy.

G. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to paragraph D of this Article.

H. Duties. The duties of the officers are as follows:

PRESIDENT

The president shall be the chief executive officer of the Association. He shall have all of the powers and duties usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the members from time to time as he, in his discretion, may determine appropriate to assist in the conduct of the affairs of the Association. He shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

VICE PRESIDENT

The Vice President shall act in the place and stead of the President in the even of the President's absence or inability to act, shall assist the President generally, and shall exercise and discharge such other duties as may be required of him by the Board.

SECRETARY

The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

TREASURER

The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall co-sign all checks and promissory notes of the Association; keep proper books of account; upon request of the Board of Directors, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

In addition, the Treasurer shall, when requested on behalf of any lot owner, furnish a certificate setting forth whether or not the assessments on a specified lot have been paid, which certificate shall be binding upon the Association as of the date of its issuance, as provided in the Covenants.

**ARTICLE VII
COMMITTEES**

The Association shall appoint an Architectural Control Committee as provided in the Covenants and a Nominating Committee as provided in these By-laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

**ARTICLE VIII
AMENDMENTS**

These Bylaws may be amended as provided in the Articles of Incorporation or any amendment thereto. As long as there is a Class B membership, FHA/VA has the right to veto any amendments to the By-laws.

The foregoing was adopted as the By-laws of Timber Ridge Association, Inc., a corporation not for profit under the laws of the State of Florida.

EXHIBIT C

RE #	OWNER(S)	PARCEL ADDRESS						LEGAL DESCRIPTION
166557-4020	BARBARA J. MICHAELS CURTIS L. FAIRMAN	3067	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 1, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4025	JONATHAN A. SMITH	3061	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 2, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4030	JOSE RAMON CLAUDIO, JR. JANET MALLARY CLAUDIO	3055	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 3, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4035	ROBIN K. TUCK RAYMOND H. TUCK	3049	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 4, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4040	CURTISS M. RIVET LISET RIVET	3043	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 5, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4045	ABBIE MARIE WARE	3066	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 6, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4050	KEITH A. GNANN CLARE D. GNANN	3060	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 7, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4055	GREGORY G. BEEMAN PATRICIA A. WILLIAMS	3054	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 8, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4060	ORHAN HADZIAVDIC SENIJA HADZIAVDIC	3048	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 9, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4065	JASON ELLIS LAUREN ELLIS	3042	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 10, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4070	CAROLYN JOY WHITMORE	3036	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 11, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

166557-4075	RANDALL N. SMITH	3030	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 12, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4080	JULIE E. MCLEOD	12060	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 13, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4085	DAVID T. SISTARE	12054	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 14, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4090	PATSY ANN DUBBERLY, TRUSTEE OF THE PATSY DUBBERLY REVOCABLE LIVING TRUST	12048	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 15, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4095	HENRIQUE DEBEUZ DE BRITO VIANNA AMANDA S. CLARK	12042	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 16, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4100	MOHANAD KADR MANAL ZOURAK	12036	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 17, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4105	ABDELLAH ABLE SANAA JEDDI	12030	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 18, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4110	BRYAN J. FALK	12024	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 19, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4115	TIMOTHY LAWTON MARSHALL PHYLLIS MARIE MARSHALL	12018	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 20, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4120	JOSHUA H. AGAN INTAN DWI KUMALA SARI AGAN	12012	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 21, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4125	MARK R. LORD SHARON M. LORD	12006	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 22, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4130	RONALD ODELL AMY D. ODELL	12000	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 23, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

166557-4135	YARA J. KREJCI JEFFERY M. GIROUX	12005	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 24, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4140	ELI SILVERMAN VANESSA HUNTER-SILVERMAN	12011	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 25, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4145	FUADA DELIC	12017	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 26, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4150	NICHOLAS HUCKABA DANIELLE HUCKABA	12023	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 27, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4155	ANTHONY DEMPS STEPHANIE DEMPS	12029	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 28, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4160	DAVID MCENERNEY	12041	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 29, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4165	RALPH S. HOWIE, JR. JUDY M. HOWIE	12053	WREN HOLLOW	CT	JACKSONVILLE	FL	32246	LOT 30, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4170	JOHN WILLIAM WALLWORK	2954	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 31, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4175	ALLEN M. CROFT HEATHER D. CROFT	2948	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 32, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4180	HELEN B. FURNANS	2942	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 33, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4185	LAURIE A. MOLEDO	2936	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 34, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4190	BARBARA J. BENSON	2930	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 35, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

166557-4195	ANTONIO BARRERA MARIA M. BARRERA	2924	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 36, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4200	LORAIN J. O'NEIL ROY D. O'NEIL	2918	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 37, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4205	CHRISTOPHER D. STAPLES JENNIFER D. STAPLES	2912	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 38, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4210	MATTHEW PAUL GREINER JANET BADILES GREINER	2906	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 39, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4215	JAMES O. TIMMONS LAURA M. TIMMONS	2900	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 40, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4220	SCOTT C. ROSE	2894	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 41, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4225	BRIAN HUSBANDS IRINA HUSBANDS	2888	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 42, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4230	CYNTHIA L. LUCY, TRUSTEE UNDER THE LUCY LIVING TRUST DATED SEPTEMBER 14, 2001	2882	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 43, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4235	JEROME M. KARON MARITZA E. KARON	2876	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 44, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4240	DAVID DEFORGE	2870	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 45, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4245	TERRY M. MAYLE LINDA D. MAYLE	2864	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 46, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4250	CARY D. BEUERSHAUSEN JENNIFER A. BEUERSHAUSEN	2858	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 47, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

166557-4255	MELANIE A. NUSZKOWSKI	2852	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 48, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4260	NOAH C. POLAKOWSKI KARISSA N. POLAKOWSKI	2846	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 49, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4265	KEITH D. CHIPPERFIELD MAKI M. CHIPPERFIELD	2840	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 50, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4270	HARDY L. PADGETT	2834	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 51, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4275	JAMES E. JOYNER	2828	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 52, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4280	ANTHONY D. REID FRANS A. REID	2822	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 53, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4285	GEBREYESUS HAMDA	2816	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 54, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4290	RENE R. BENNET JONATHAN D. BEDENBAUGH	2810	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 55, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4295	DON R. BARFIELD SANDRA M. BARFIELD	2805	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 56, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4300	JACK A. BOOTH SUSAN G. SEIRVERT	2811	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 57, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4305	ERNEST WENDALL CLARKE, JR. DAWN CLARKE	2817	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 58, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4310	LOIS K. LAWRENCE	2823	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 59, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

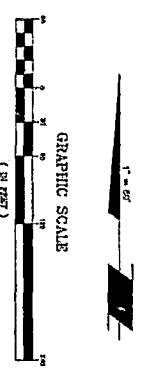
166557-4315	JAMES C. FUSCO NANCY A. FUSCO	2829	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 60, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4320	DARIN CANGEMI	2835	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 61, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4325	BRANDIE C. PETERSON	2857	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 62, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4330	AARON GENE WATSON VALERIE GARMAN WATSON	2869	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 63, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4335	ESWALD M. FERTIL YOUSELINE P. FERTIL	2875	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 64, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4340	RODNEY L. WALKER	12055	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 65, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4345	RAYMOND U. HOFFMEYER	12061	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 66, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4350	OSMAN BAYRAM SADIYE BAYRAM	12067	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 67, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4355	MEGAN MINOR	12073	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 68, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4360	RONALD P. MILLER BARBARA E. MILLER	12079	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 69, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4365	THOMAS M. SMITH, AS TRUSTEE OF THE THOMAS M. SMITH LIVING TRUST	12074	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 70, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4370	DEBORAH A. KONKOL ERIN E. SULLIVAN	12068	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 71, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

166557-4375	JESSE MORTON JENNIFER MORTON	12062	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 72, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4380	JOHN IRVIN EDIE IRVIN	12054	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 73, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4385	JUSTIN BEITEL	12048	EVANS BLUFF	CT	JACKSONVILLE	FL	32246	LOT 74, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4390	JEFFREY A. ALEXANDER VICTORIA W. ALEXANDER	2893	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 75, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4395	RUBEN M. ROSALES VIRGINIA D. ROSALES	2905	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 76, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4400	THELMA WALKER PAUL A. WALKER	2911	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 77, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4405	DUSTIN N. WHITE	2919	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 78, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4410	THOMAS M. SMITH	2925	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 79, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4415	COREY MARSHALL	2931	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 80, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4420	SHANNON S. WHEELER CHRISTI WHEELER	2937	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 81, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4425	CRISTIAN M. BOBADILLA	2941	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 82, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4430	JAMES E. BUICE & BARGARA W. BUICE, AS TRUSTEES OF THE BUICE FAMILY REVOCABLE TRUST	2945	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 83, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

166557-4435	MARIYA I. BRADBERRY TIMOTHY L. BRADBERRY	2949	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 84, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4440	DONALD C. GOUGH PAMELA N. GOUGH	2955	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 85, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4445	LEWIS L. LANIER CAROL J. LANIER	2961	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 86, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4450	LEE ANN WEBB	2967	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 87, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4455	JAMES E. BURCH DIANE V. VRANICH	2973	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 88, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4460	KENT D. SMITH ELLEN A. SMITH	2979	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 89, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
166557-4465	SCOTT JAMES SUTTON	2985	SANS PAREIL	ST	JACKSONVILLE	FL	32246	LOT 90, TIMBER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TIMBER RIDGE A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

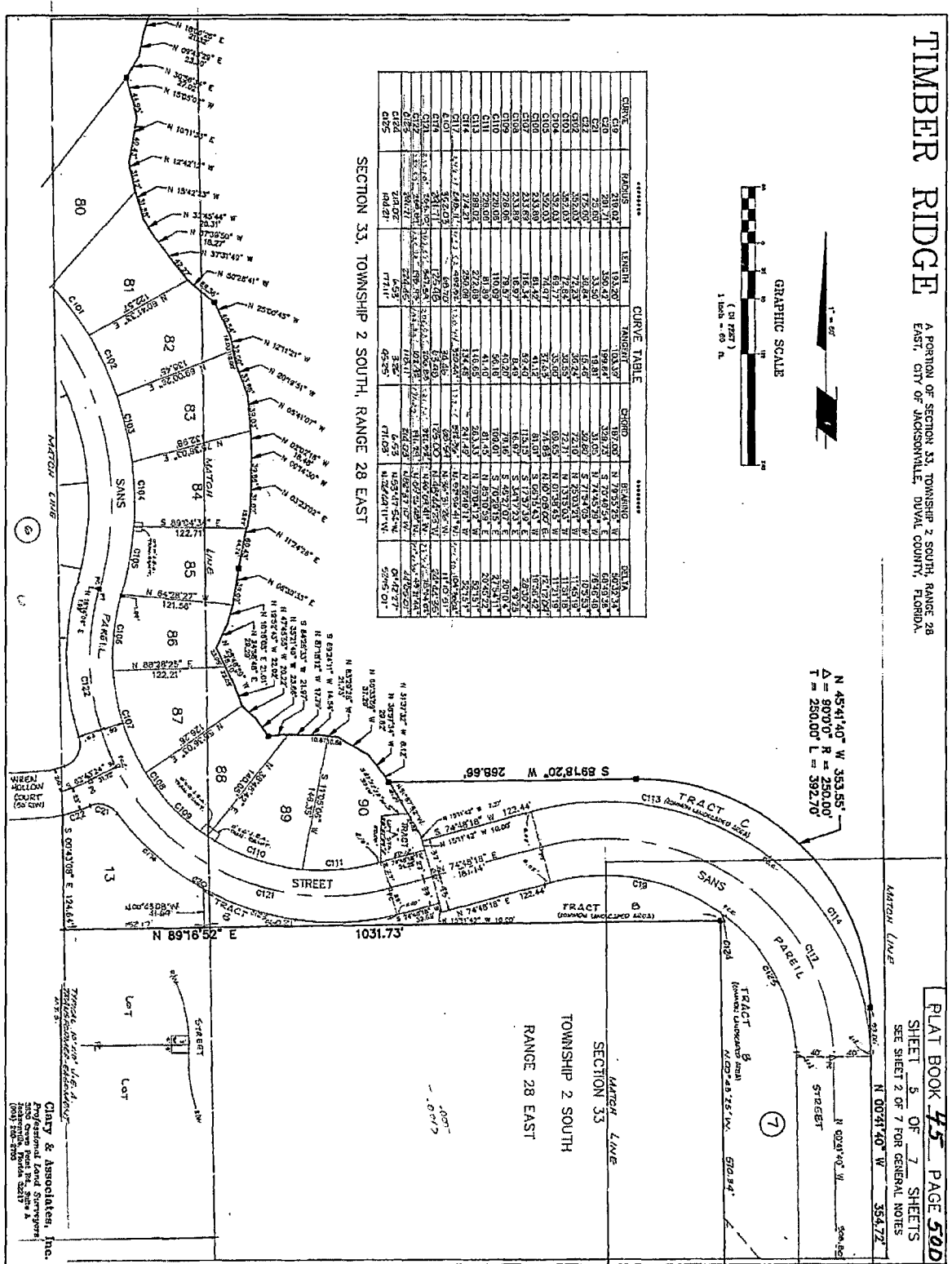
PLAT BOOK **45** PAGE **500**
 SHEET **5** OF **7** SHEETS
 SEE SHEET 2 OF 7 FOR GENERAL NOTES



CURVE TABLE

CURVE	BEARING	LENGTH	RADIUS	CHORD	BEARING	DELTA
C100	N 103° 00' 00" E	103.00	103.00	103.00	N 179° 59' 59" W	80° 00' 01"
C101	N 103° 00' 00" E	206.00	206.00	206.00	S 79° 59' 59" W	160° 00' 02"
C102	N 103° 00' 00" E	309.00	309.00	309.00	S 79° 59' 59" W	240° 00' 03"
C103	N 103° 00' 00" E	412.00	412.00	412.00	S 79° 59' 59" W	320° 00' 04"
C104	N 103° 00' 00" E	515.00	515.00	515.00	S 79° 59' 59" W	400° 00' 05"
C105	N 103° 00' 00" E	618.00	618.00	618.00	S 79° 59' 59" W	480° 00' 06"
C106	N 103° 00' 00" E	721.00	721.00	721.00	S 79° 59' 59" W	560° 00' 07"
C107	N 103° 00' 00" E	824.00	824.00	824.00	S 79° 59' 59" W	640° 00' 08"
C108	N 103° 00' 00" E	927.00	927.00	927.00	S 79° 59' 59" W	720° 00' 09"
C109	N 103° 00' 00" E	1030.00	1030.00	1030.00	S 79° 59' 59" W	800° 00' 10"
C110	N 103° 00' 00" E	1133.00	1133.00	1133.00	S 79° 59' 59" W	880° 00' 11"
C111	N 103° 00' 00" E	1236.00	1236.00	1236.00	S 79° 59' 59" W	960° 00' 12"
C112	N 103° 00' 00" E	1339.00	1339.00	1339.00	S 79° 59' 59" W	1040° 00' 13"
C113	N 103° 00' 00" E	1442.00	1442.00	1442.00	S 79° 59' 59" W	1120° 00' 14"
C114	N 103° 00' 00" E	1545.00	1545.00	1545.00	S 79° 59' 59" W	1200° 00' 15"
C115	N 103° 00' 00" E	1648.00	1648.00	1648.00	S 79° 59' 59" W	1280° 00' 16"
C116	N 103° 00' 00" E	1751.00	1751.00	1751.00	S 79° 59' 59" W	1360° 00' 17"
C117	N 103° 00' 00" E	1854.00	1854.00	1854.00	S 79° 59' 59" W	1440° 00' 18"
C118	N 103° 00' 00" E	1957.00	1957.00	1957.00	S 79° 59' 59" W	1520° 00' 19"
C119	N 103° 00' 00" E	2060.00	2060.00	2060.00	S 79° 59' 59" W	1600° 00' 20"
C120	N 103° 00' 00" E	2163.00	2163.00	2163.00	S 79° 59' 59" W	1680° 00' 21"
C121	N 103° 00' 00" E	2266.00	2266.00	2266.00	S 79° 59' 59" W	1760° 00' 22"
C122	N 103° 00' 00" E	2369.00	2369.00	2369.00	S 79° 59' 59" W	1840° 00' 23"
C123	N 103° 00' 00" E	2472.00	2472.00	2472.00	S 79° 59' 59" W	1920° 00' 24"
C124	N 103° 00' 00" E	2575.00	2575.00	2575.00	S 79° 59' 59" W	2000° 00' 25"
C125	N 103° 00' 00" E	2678.00	2678.00	2678.00	S 79° 59' 59" W	2080° 00' 26"

SECTION 33, TOWNSHIP 2 SOUTH, RANGE 28 EAST

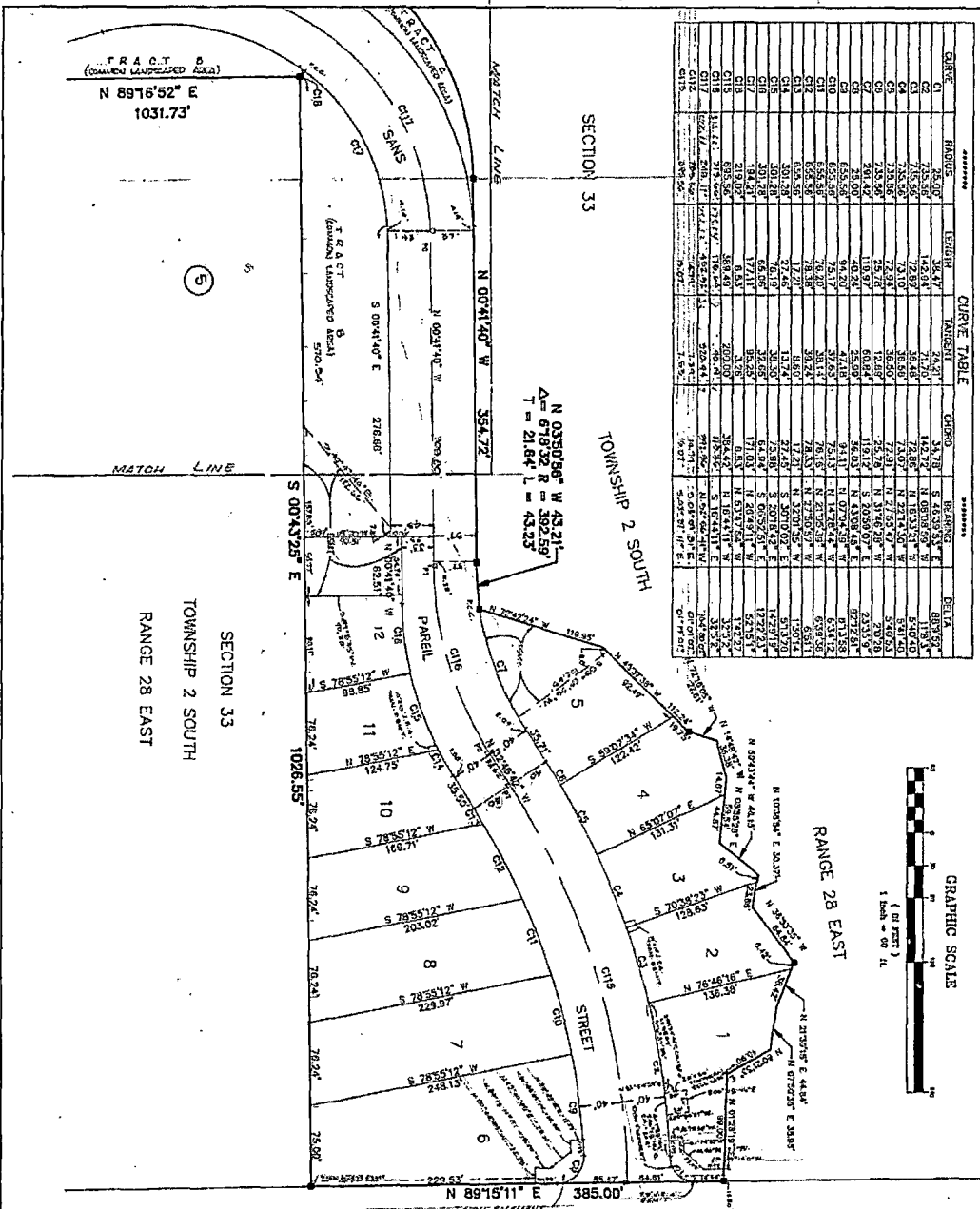
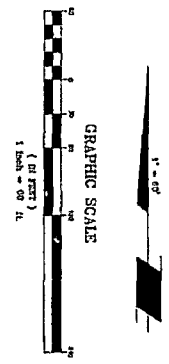


Clay & Associates, Inc.
 Professional Land Surveyors
 2500 Owen Road, Suite A
 Jacksonville, Florida 32217
 (904) 380-1100

TIMBER RIDGE
 A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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 SHEET 7 OF 7 SHEETS
 SEE SHEET 2 OF 7 FOR GENERAL NOTES

CHORD	CURVE TABLE		CHORD	BEARING	DELTA
	ARC	TANGENT			
01	45.00	34.21	45.00	S 45.00° 00' 00" E	89.97° 00' 00"
02	72.00	54.41	72.00	N 00° 00' 00" W	180.00° 00' 00"
03	108.00	81.61	108.00	N 00° 00' 00" W	180.00° 00' 00"
04	144.00	108.81	144.00	N 00° 00' 00" W	180.00° 00' 00"
05	180.00	136.01	180.00	N 00° 00' 00" W	180.00° 00' 00"
06	216.00	163.21	216.00	N 00° 00' 00" W	180.00° 00' 00"
07	252.00	190.41	252.00	N 00° 00' 00" W	180.00° 00' 00"
08	288.00	217.61	288.00	N 00° 00' 00" W	180.00° 00' 00"
09	324.00	244.81	324.00	N 00° 00' 00" W	180.00° 00' 00"
10	360.00	272.01	360.00	N 00° 00' 00" W	180.00° 00' 00"
11	396.00	299.21	396.00	N 00° 00' 00" W	180.00° 00' 00"
12	432.00	326.41	432.00	N 00° 00' 00" W	180.00° 00' 00"
13	468.00	353.61	468.00	N 00° 00' 00" W	180.00° 00' 00"
14	504.00	380.81	504.00	N 00° 00' 00" W	180.00° 00' 00"
15	540.00	408.01	540.00	N 00° 00' 00" W	180.00° 00' 00"
16	576.00	435.21	576.00	N 00° 00' 00" W	180.00° 00' 00"
17	612.00	462.41	612.00	N 00° 00' 00" W	180.00° 00' 00"
18	648.00	489.61	648.00	N 00° 00' 00" W	180.00° 00' 00"
19	684.00	516.81	684.00	N 00° 00' 00" W	180.00° 00' 00"
20	720.00	544.01	720.00	N 00° 00' 00" W	180.00° 00' 00"
21	756.00	571.21	756.00	N 00° 00' 00" W	180.00° 00' 00"
22	792.00	598.41	792.00	N 00° 00' 00" W	180.00° 00' 00"
23	828.00	625.61	828.00	N 00° 00' 00" W	180.00° 00' 00"
24	864.00	652.81	864.00	N 00° 00' 00" W	180.00° 00' 00"
25	900.00	680.01	900.00	N 00° 00' 00" W	180.00° 00' 00"
26	936.00	707.21	936.00	N 00° 00' 00" W	180.00° 00' 00"
27	972.00	734.41	972.00	N 00° 00' 00" W	180.00° 00' 00"
28	1008.00	761.61	1008.00	N 00° 00' 00" W	180.00° 00' 00"
29	1044.00	788.81	1044.00	N 00° 00' 00" W	180.00° 00' 00"
30	1080.00	816.01	1080.00	N 00° 00' 00" W	180.00° 00' 00"
31	1116.00	843.21	1116.00	N 00° 00' 00" W	180.00° 00' 00"
32	1152.00	870.41	1152.00	N 00° 00' 00" W	180.00° 00' 00"
33	1188.00	897.61	1188.00	N 00° 00' 00" W	180.00° 00' 00"
34	1224.00	924.81	1224.00	N 00° 00' 00" W	180.00° 00' 00"
35	1260.00	952.01	1260.00	N 00° 00' 00" W	180.00° 00' 00"
36	1296.00	979.21	1296.00	N 00° 00' 00" W	180.00° 00' 00"
37	1332.00	1006.41	1332.00	N 00° 00' 00" W	180.00° 00' 00"
38	1368.00	1033.61	1368.00	N 00° 00' 00" W	180.00° 00' 00"
39	1404.00	1060.81	1404.00	N 00° 00' 00" W	180.00° 00' 00"
40	1440.00	1088.01	1440.00	N 00° 00' 00" W	180.00° 00' 00"
41	1476.00	1115.21	1476.00	N 00° 00' 00" W	180.00° 00' 00"
42	1512.00	1142.41	1512.00	N 00° 00' 00" W	180.00° 00' 00"
43	1548.00	1169.61	1548.00	N 00° 00' 00" W	180.00° 00' 00"
44	1584.00	1196.81	1584.00	N 00° 00' 00" W	180.00° 00' 00"
45	1620.00	1224.01	1620.00	N 00° 00' 00" W	180.00° 00' 00"
46	1656.00	1251.21	1656.00	N 00° 00' 00" W	180.00° 00' 00"
47	1692.00	1278.41	1692.00	N 00° 00' 00" W	180.00° 00' 00"
48	1728.00	1305.61	1728.00	N 00° 00' 00" W	180.00° 00' 00"
49	1764.00	1332.81	1764.00	N 00° 00' 00" W	180.00° 00' 00"
50	1800.00	1360.01	1800.00	N 00° 00' 00" W	180.00° 00' 00"
51	1836.00	1387.21	1836.00	N 00° 00' 00" W	180.00° 00' 00"
52	1872.00	1414.41	1872.00	N 00° 00' 00" W	180.00° 00' 00"
53	1908.00	1441.61	1908.00	N 00° 00' 00" W	180.00° 00' 00"
54	1944.00	1468.81	1944.00	N 00° 00' 00" W	180.00° 00' 00"
55	1980.00	1496.01	1980.00	N 00° 00' 00" W	180.00° 00' 00"
56	2016.00	1523.21	2016.00	N 00° 00' 00" W	180.00° 00' 00"
57	2052.00	1550.41	2052.00	N 00° 00' 00" W	180.00° 00' 00"
58	2088.00	1577.61	2088.00	N 00° 00' 00" W	180.00° 00' 00"
59	2124.00	1604.81	2124.00	N 00° 00' 00" W	180.00° 00' 00"
60	2160.00	1632.01	2160.00	N 00° 00' 00" W	180.00° 00' 00"
61	2196.00	1659.21	2196.00	N 00° 00' 00" W	180.00° 00' 00"
62	2232.00	1686.41	2232.00	N 00° 00' 00" W	180.00° 00' 00"
63	2268.00	1713.61	2268.00	N 00° 00' 00" W	180.00° 00' 00"
64	2304.00	1740.81	2304.00	N 00° 00' 00" W	180.00° 00' 00"
65	2340.00	1768.01	2340.00	N 00° 00' 00" W	180.00° 00' 00"
66	2376.00	1795.21	2376.00	N 00° 00' 00" W	180.00° 00' 00"
67	2412.00	1822.41	2412.00	N 00° 00' 00" W	180.00° 00' 00"
68	2448.00	1849.61	2448.00	N 00° 00' 00" W	180.00° 00' 00"
69	2484.00	1876.81	2484.00	N 00° 00' 00" W	180.00° 00' 00"
70	2520.00	1904.01	2520.00	N 00° 00' 00" W	180.00° 00' 00"
71	2556.00	1931.21	2556.00	N 00° 00' 00" W	180.00° 00' 00"
72	2592.00	1958.41	2592.00	N 00° 00' 00" W	180.00° 00' 00"
73	2628.00	1985.61	2628.00	N 00° 00' 00" W	180.00° 00' 00"
74	2664.00	2012.81	2664.00	N 00° 00' 00" W	180.00° 00' 00"
75	2700.00	2040.01	2700.00	N 00° 00' 00" W	180.00° 00' 00"
76	2736.00	2067.21	2736.00	N 00° 00' 00" W	180.00° 00' 00"
77	2772.00	2094.41	2772.00	N 00° 00' 00" W	180.00° 00' 00"
78	2808.00	2121.61	2808.00	N 00° 00' 00" W	180.00° 00' 00"
79	2844.00	2148.81	2844.00	N 00° 00' 00" W	180.00° 00' 00"
80	2880.00	2176.01	2880.00	N 00° 00' 00" W	180.00° 00' 00"
81	2916.00	2203.21	2916.00	N 00° 00' 00" W	180.00° 00' 00"
82	2952.00	2230.41	2952.00	N 00° 00' 00" W	180.00° 00' 00"
83	2988.00	2257.61	2988.00	N 00° 00' 00" W	180.00° 00' 00"
84	3024.00	2284.81	3024.00	N 00° 00' 00" W	180.00° 00' 00"
85	3060.00	2312.01	3060.00	N 00° 00' 00" W	180.00° 00' 00"
86	3096.00	2339.21	3096.00	N 00° 00' 00" W	180.00° 00' 00"
87	3132.00	2366.41	3132.00	N 00° 00' 00" W	180.00° 00' 00"
88	3168.00	2393.61	3168.00	N 00° 00' 00" W	180.00° 00' 00"
89	3204.00	2420.81	3204.00	N 00° 00' 00" W	180.00° 00' 00"
90	3240.00	2448.01	3240.00	N 00° 00' 00" W	180.00° 00' 00"
91	3276.00	2475.21	3276.00	N 00° 00' 00" W	180.00° 00' 00"
92	3312.00	2502.41	3312.00	N 00° 00' 00" W	180.00° 00' 00"
93	3348.00	2529.61	3348.00	N 00° 00' 00" W	180.00° 00' 00"
94	3384.00	2556.81	3384.00	N 00° 00' 00" W	180.00° 00' 00"
95	3420.00	2584.01	3420.00	N 00° 00' 00" W	180.00° 00' 00"
96	3456.00	2611.21	3456.00	N 00° 00' 00" W	180.00° 00' 00"
97	3492.00	2638.41	3492.00	N 00° 00' 00" W	180.00° 00' 00"
98	3528.00	2665.61	3528.00	N 00° 00' 00" W	180.00° 00' 00"
99	3564.00	2692.81	3564.00	N 00° 00' 00" W	180.00° 00' 00"
100	3600.00	2720.01	3600.00	N 00° 00' 00" W	180.00° 00' 00"



BEACH BOULVARD
 STATE ROAD NO. 212/U.S. 90
 (200' R/W)

Diary & Associates, Inc.
 Professional Land Surveyors
 Jacksonville, Florida 32202
 (904) 386-7888

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

October 7, 2020

Chase Mills, Esq.
McCabe & Ronsman
110 Solana Road, Suite 102
Ponte Vedra Beach, Florida 32082-5233

**Re: Timber Ridge Association, Inc.; Approval;
Determination Number: 20158**

Dear Mr. Mills:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Timber Ridge Association, Inc. (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.