

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

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR OLD KING'S PLANTATION

This Supplemental Declaration is made by Old Kings Plantation, LLP, a Florida limited liability partnership, ("Declarant") with respect to the real property included within the proposed plat of Old Kings Plantation Unit Three, as more particularly described by the attached Exhibit "A". Old Kings Plantation Unit Three is hereinafter individually and collectively referred to as the "Annexation Parcel".

WHEREAS, All of the lands shown on the plat of Old Kings Plantation Unit One (according to the plat thereof recorded in Plat Book 62, Page 196, et. seq., of the current public records of Duval County, Florida), Old Kings Plantation Unit Two (according to the plat thereof recorded in Plat Book 63, Page 94, et. seq. of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Old Kings Plantation, as recorded in Official Records Book 13709, Page 1227 of the current public records of Duval County, Florida, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Old Kings Plantation, as recorded in Official Records Book 13988, Page 712, et. seq., of the current public records of Duval County, Florida, as amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Old Kings Plantation, as recorded in Official Records Book 14583, Page 1305, et. seq., of the current public records of Duval County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Old Kings Plantation Unit Two, as recorded in Official Records Book 13855, Page 435, et. seq., of the current public records of Duval County, Florida.

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

WHEREAS, the Annexation Parcel is included in the Old Kings Plantation Subsequent Phases described on Exhibit "D" to the Declaration.

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

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

- 1) The Annexation Parcel is hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration in the same manner and to the same extent as if the Annexation Parcel had been subjected thereto in the Declaration.
- 2) Upon recording of a plat for the Annexation Parcel, each of the platted lots included within the Annexation Parcel shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.
- 3) Notwithstanding any provision of the Declaration, any easements or encumbrances granted by the Declaration shall not encumber any rights-of-way dedicated to the City of Jacksonville by the Declarant.
- 4) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Supplemental Declaration as in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 18th day of November 2016.

WITNESSES

OLD KINGS PLANTATION, LLP

[Signature]
 Print Name: SARA JO HALL

[Signature]
 By: Gregory E. Matovina
 Its: Managing Partner

[Signature]
 Print Name: SHARON A HUDSON

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of November 2016 by Gregory E. Matovina, being personally known to me, as Managing Partner of Old Kings Plantation, LLP, on behalf of the corporation.

[Signature]
 Print Name: SHARON A HUDSON
 My Commission Expires: _____

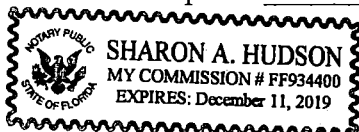


EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF OLD KINGS PLANTATION UNIT TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 63, PAGES 94 THROUGH 102 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF SAID OLD KINGS PLANTATION UNIT TWO, THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 60°04'06" WEST, 170.00 FEET; THENCE SOUTH 29°55'52" EAST, 19.94 FEET; THENCE SOUTH 60°04'11" WEST, 220.11 FEET; THENCE NORTH 29°55'52" WEST, 21.54 FEET; THENCE SOUTH 60°10'15" WEST, 155.00 FEET TO A NORTHEASTERLY LINE OF OLD KINGS PLANTATION UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 62, PAGES 196 THROUGH 203 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY AND NORTHERLY LINE OF SAID OLD KINGS PLANTATION UNIT ONE, THE FOLLOWING BEARINGS AND DISTANCES, THENCE NORTH 29°55'52" WEST, 130.16 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 46°42'18" WEST, 20.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°28'56" WEST, 92.55 FEET; THENCE SOUTH 76°33'38" WEST, 33.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF DAVELL ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 01°19'58" EAST, ALONG LAST MENTIONED RIGHT-OF-WAY, 900.55 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF LANE AVENUE NORTH (AN 80-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5769.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 60°12'52" EAST, 114.36 FEET; THENCE SOUTH 29°56'16" EAST, ALONG THE NORTHEASTERLY LINE OF SAID SECTION 6, 1022.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.43± ACRES, MORE OR LESS.