

PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF COVENANTS
AND RESTRICTIONS FOR CROSSWATER AT PABLO BAY**

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of January 25, 2016 (the "Effective Date"), by **PABLO BAY II, LLC**, a Florida limited liability company (the "Developer"), and **CROSSWATER AT PABLO BAY HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

A. The land described on **Exhibit "A"** attached hereto (the "Withdrawn Property") is subject to the provisions of the Declaration of Covenants and Restrictions for Crosswater at Pablo Bay recorded in Official Records Book 16501, page 238, of the public records of Duval County, Florida (the "Declaration"). The Withdrawn Property is currently Common Area under the Declaration.

B. Per Sections 3.3, 4.3, and other applicable provisions of the Declaration, the Developer, with the consent of the Owners holding a majority of the votes in the Association, may withdraw portions of the land subject to the Declaration from the Common Area under the Declaration and further from the provisions and effect of the Declaration. As of the Effective Date of this Supplementary Declaration, the Developer is the holder of the majority of the votes in the Association.

C. Per Sections 3.3, 4.3, and other applicable provisions of the Declaration, the Developer and the Association wish to enter into this Supplementary Declaration to withdraw the Withdrawn Property from the Common Area under the Declaration and from all of the provisions and effect of the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Withdrawal.** The Withdrawn Property is hereby withdrawn from (i) the Common Area under the Declaration, and (ii) the Property under the Declaration. The Declaration shall be of no further force and effect whatsoever with respect to the Withdrawn Property.

3. **Ratification.** As specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

[This Space Intentionally Left Blank]

Signed, sealed and delivered
in the presence of:

Nancy Patterson
(Signature)
NANCY PATTERSON
(Print Name)

Jill Whalen
(Signature)
Jill Whalen
(Print Name)

ASSOCIATION:

**CROSSWATER AT PABLO BAY HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-profit
corporation

By: *Gregory J. Barbour*
Gregory J. Barbour
President

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me on January 25, 2016, by Gregory J. Barbour, the President of **CROSSWATER AT PABLO BAY HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the company.

Tina E Miller
Print Name Tina E Miller
NOTARY PUBLIC, State of
Florida at Large
Commission # _____
My Commission Expires:
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced



EXHIBIT "A"**WITHDRAWN PROPERTY**

January 22, 2016
 Crosswater at Pablo Bay Phase Two

Work Order No. 16-015.00
 File No. 123L-23.00A

Parcel "A"

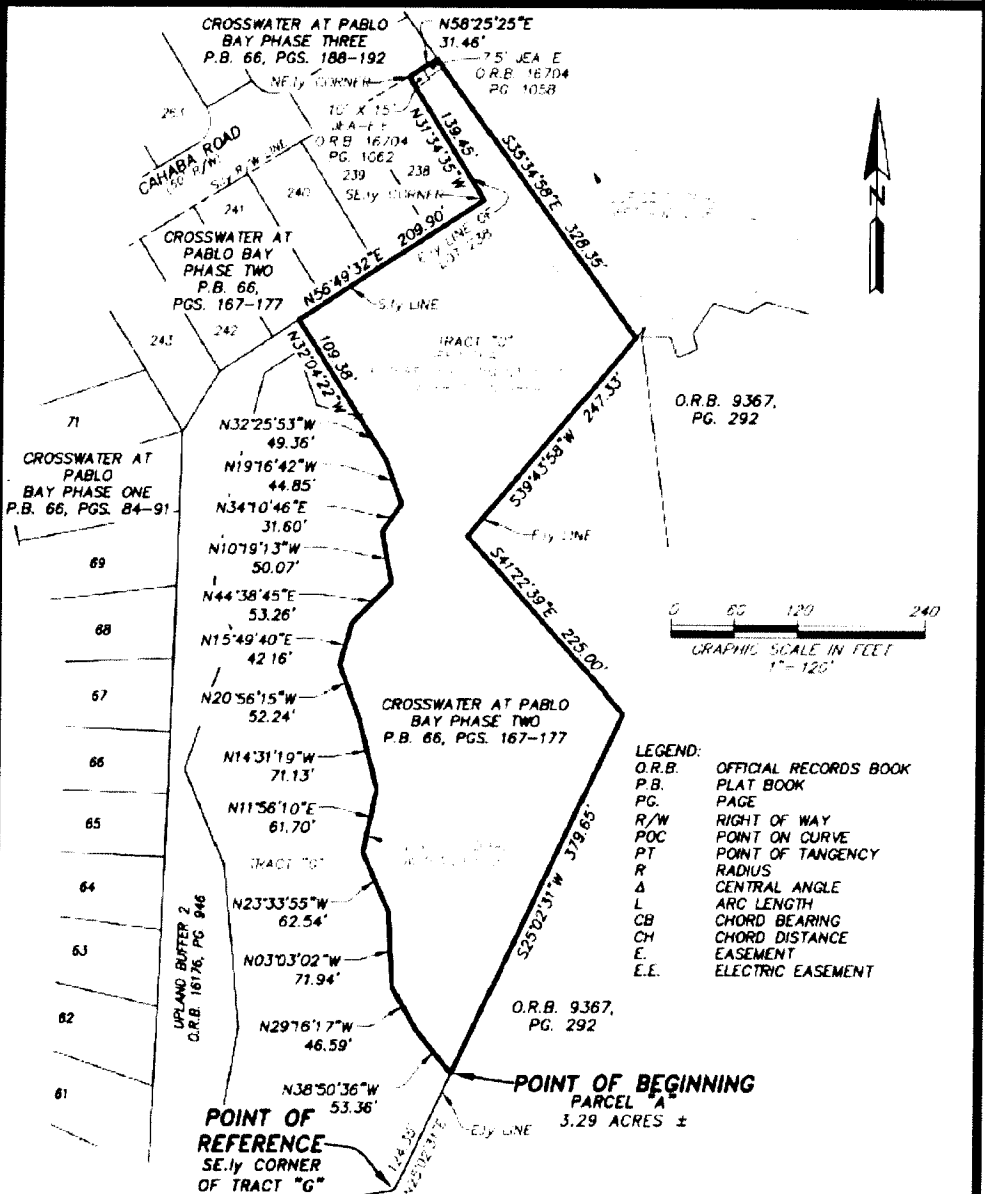
A portion of Tract "G", as depicted on Crosswater at Pablo Bay Phase Two, as recorded in Plat Book 66, pages 167 through 177 of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a point of Reference, commence at the Southeasterly corner of said Tract "G"; thence North 25°02'31" East, along the Easterly line of said Tract "G", 124.35 feet to the Point of Beginning.

From said Point of Beginning, thence North 38°50'36" West, departing said Easterly line, 53.36 feet; thence North 29°16'17" West, 46.59 feet; thence North 03°03'02" West, 71.94 feet; thence North 23°33'55" West, 62.54 feet; thence North 11°56'10" East, 61.70 feet; thence North 14°31'19" West, 71.13 feet; thence North 20°56'15" West, 52.24 feet; thence North 15°49'40" East, 42.16 feet; thence North 44°38'45" East, 53.26 feet; thence North 10°19'13" West, 50.07 feet; thence North 34°10'46" East, 31.60 feet; thence North 19°16'42" West, 44.85 feet; thence North 32°25'53" West, 49.36 feet; thence North 32°04'22" West, 109.38 feet to a point lying on the Southerly line of lot 241 of said Crosswater at Pablo Bay Phase Two; thence North 56°49'32" East, along said Southerly line and along the Southerly line of lot 240 of said Crosswater at Pablo Bay Phase Two and along the Southerly line of lots 239 and 238 as depicted on Crosswater at Pablo Bay Phase Three, as recorded in Plat Book 66, pages 188 through 192 of said current Public Records, 209.90 feet to the Southeasterly corner of said lot 238; thence North 31°34'35" West, along the Easterly line of said lot 238, a distance of 139.45 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of Cahaba Road, a 50 foot right of way as presently established; thence North 58°25'25" East, along said Southerly right of way line, 31.46 feet; thence Southerly, along the Easterly line of said Tract "G", the following 4 courses: Course 1, thence South 35°34'58" East, 328.35 feet; Course 2, thence South 39°43'58" West, 247.33 feet; Course 3, thence South 41°22'39" East, 225.00 feet; Course 4, thence South 25°02'31" West, 379.65 feet to the Point of Beginning.

Containing 3.29 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF TRACT "G", AS DEPICTED CROSSWATER AT PABLO BAY
PHASE TWO, AS RECORDED IN PLAT BOOK 66, PAGES 167 THROUGH
177 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF TRACT "G" AS BEING NORTH 25°02'31" EAST.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 60a St Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No. 18,3524

SCALE: 1"=200'
 DATE: JANUARY 22, 2016

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 8284

ORDER NO. 16-015-00 FILE NO. 1231-23-00A DRAWN BY: SAH CAD FILE: I:\Survey\RMApp\1\Pablo Bay\Plats\Crosswater Ph2\Skelphes\02\Ph2 Parcel A.dwg