

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

THOMAS M. JENKS, ESQ.  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 RIVERSIDE AVENUE  
SUITE 400  
JACKSONVILLE, FL 32202-4907

**SUPPLEMENTARY DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR PABLO CREEK  
(Phase Three)**

**THIS SUPPLEMENTARY DECLARATION** is made effective FEBRUARY 8,  
2006, by **PABLO CREEK RESERVE, LLC**, a Florida limited liability company  
("Developer"), having an address of 4314 Pablo Oaks Courts, Jacksonville, Florida 32224.

**WITNESSETH:**

**WHEREAS**, the Developer has executed the Declaration of Covenants and Restrictions  
for Pablo Creek Reserve which was recorded on November 4, 2004, in Official Records Volume  
12128, pages 1099 through 1132, of the public records of Duval County, Florida, and in Official  
Records Book 2312, pages 1763 through 1796 of the public records of St. Johns County, Florida  
(the "Declaration"), thereby submitting all of the real property described in the Declaration to the  
terms thereof;

**WHEREAS**, the Developer is the owner of the real property more particularly described  
on Exhibit A attached hereto and made a part hereof (the "Property").

**WHEREAS**, Section 3.2 of the Declaration allows the Developer to subject the Property  
to the terms and provisions of the Declaration without the consent or joinder of any other party,  
and the Developer desires to hereby subject the Property to all terms and provisions of the  
Declaration.

**WHEREAS**, Sections 2.3, 4.3, and 11.1 of the Declaration allow the Developer to  
designate additional Common Areas and to designate additional Roadways.

**NOW THEREFORE**, the Developer hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are  
defined by the Declaration, shall have the same meanings as such terms are defined by the  
Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and  
conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all

other matters as set forth in the Declaration, as the same may be amended from time to time. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

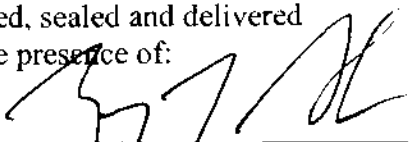
3. The Developer hereby designates the portion of the Property more particularly described on Exhibit B attached hereto and made a part hereof as Common Area. The Developer hereby further designates the portion of the Property more particularly described on Exhibit C attached hereto and made a part hereof as constituting Roadways.


4. This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Developer has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:


Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Gregory D. Barbour  
(Print Name)

  
\_\_\_\_\_  
Lauren Owens  
(Print Name)

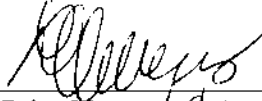
**PABLO CREEK RESERVE, LLC,**  
a Florida limited liability company

By: Pablo Road Development, LLC,  
a Florida limited liability company, as  
Managing Member

By:   
Name Printed: ROBERT M O'STEEN  
Title: PRESIDENT

STATE OF FLORIDA )  
 )SS  
COUNTY OF Duval )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February 2006, by Roger M. O'Steen, the President of Pablo Road Development LLC, a Florida limited liability company, as Managing Member of **PABLO CREEK RESERVE, LLC**, a Florida limited liability company, on behalf of the company.



(Print Name Lauren L. Owens)

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**

Property

All of Pablo Creek Reserve Phase Three, according to the plat thereof recorded in Plat Book 60, pages 131 through 137 of the public records of Duval County, Florida.

**EXHIBIT B**

**Common Area**

TRACT "O" (Conservation Area), TRACT "N" (Stormwater Management Facility), TRACT "Y" (Stormwater Management Facility), TRACT "X" (Landscape Buffer Area), TRACT "W" (Landscape Buffer Area), TRACT "V" (Park), TRACT "AA" (Landscape Buffer) and TRACT "Z" (Dispersion Pond) all as shown on the plat of Pablo Creek Reserve Phase Three, according to the plat thereof recorded in Plat Book 60, pages 131 through 137 of the public records of Duval County, Florida.

**EXHIBIT C**

**Roadways**

Wilton Walk Drive and Cottage Lake Road as shown on the plat of Pablo Creek Reserve Phase Three, according to the plat thereof recorded in Plat Book 60, pages 131 through 137 of the public records of Duval County, Florida.