

THIS DOCUMENT 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 PABLO CREEK  
(Phase Five-A)**

**THIS SUPPLEMENTARY DECLARATION** is made effective September 6,  
2012, by **PABLO CREEK RESERVE, L.L.C.**, a Florida limited liability company  
("Developer"), having an address of 4314 Pablo Oaks Courts, Jacksonville, Florida 32224.

**W I T N E S S E T H:**

**WHEREAS**, the Developer has executed the Declaration of Covenants and Restrictions for Pablo Creek Reserve, recorded in Official Records Book 12128, page 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, as amended and supplemented (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 Duval 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:

Tina E Miller  
Tina E Miller  
(Print Name)

Lauren Owens  
Lauren Owens  
(Print Name)

**PABLO CREEK RESERVE, L.L.C.,**  
a Florida limited liability company

By: [Signature]  
Gregory J. Barbour  
Vice President

STATE OF FLORIDA )  
 )SS  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2012, by Gregory J. Barbour, the Vice President of **PABLO CREEK RESERVE, L.L.C.**, a Florida limited liability company, on behalf of the company.

*Lauren Owens*  
Print Name Lauren 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 Five-A, according to the plat thereof recorded in Plat Book 66, pages 6 through 9 of the public records of Duval County, Florida.

**EXHIBIT B**

**Common Area**

Tract "C", Tract "CC", and Tract "G" all as shown on the plat of Pablo Creek Reserve Phase Five-A, according to the plat thereof recorded in Plat Book 66, pages 6 through 9 of the public records of Duval County, Florida.

**EXHIBIT C**

**Roadways**

Bentpine Cove Road as shown on the plat of Pablo Creek Reserve Phase Five-A, according to the plat thereof recorded in Plat Book 66, pages 6 through 9 of the public records of Duval County, Florida.