

This instrument prepared by/return to:  
Chase Mills, Esq.  
McCabe & Ronsmán  
110 Solana Road, Ste. 102  
Ponte Vedra Beach, FL 32082

**NOTICE OF RECORDING REVITALIZED GOVERNING DOCUMENTS FOR  
PLUM TREE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, as President and Secretary of Plum Tree Homeowners Association, Inc. ("Association"), hereby give notice that the requirements of section 720.404, et seq. of the Florida Statutes for revitalization of the Association's governing documents have been satisfied and the documents recorded herewith constitute true and correct copies of the governing documents that have been approved by order of the Florida Department of Economic Opportunity.

Signed this 2nd day of July, 2021.

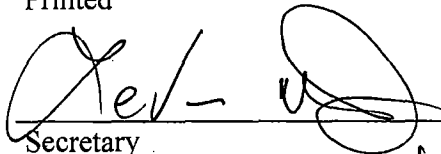
PLUM TREE HOMEOWNERS ASSOCIATION,  
INC.



President

ODEEN L. TYRE

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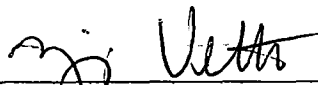


Secretary

LEVARNE M. JUNIUS

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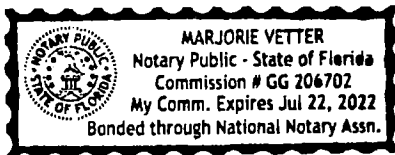
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of July, 2021, by Odeen Tyre, as President and by Levarne Junius, as Secretary of Plum Tree Homeowners Association, Inc., a Florida corporation, on behalf of the corporation.



(Signature of Notary Public - State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification  
Type of Identification Produced: MA

#16163736  
exp. 7.22



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OFFICIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
PLUM TREE

THIS INSTRUMENT PREPARED BY:  
CECILE E. BASS  
ROGERS, TOWERS, BAI...ES & GAY  
4555 SALSIBURY RD. STE 130  
JACKSONVILLE, FLORIDA 32215

THIS DECLARATION, made this 1st day of February, 1989, by STOKES-COLLINS & COMPANY, INC., a Florida corporation, having its principal office at 9000 Cypress Green Drive, Jacksonville, Florida 32256 (hereinafter called "Developer");

W I T N E S S E T H:

WHEREAS, Developer is the Owner of certain real property more fully described as Plum Tree, Unit One in Plat Book 44, pages 54, 54A, 54B, 54C, 54D and 54E, inclusive, of the current public records of Duval County, Florida; and

WHEREAS, Developer is the owner of certain other real property described in Exhibit "A" (hereinafter referred to as the "Future Development Property") and Developer desires to reserve the right to develop all or a portion of the Future Development Property in a manner consistent with this Declaration of Covenants, Conditions and Restrictions of Plum Tree (hereinafter referred to as the "Declaration") and to annex all or a portion of the Future Development Property to the terms of this Declaration and require that the owners of lots in such Future Development Property be members of the Association created herein; and

WHEREAS, Developer desires to provide for the preservation of the values and amenities of the Property and for the care and maintenance of certain "Common Areas" and "Maintenance Areas" (as hereinafter defined) and to this end, desires to subject the Property, together with such additions thereto as may hereafter be made, to the Declaration which is hereby declared to be for the benefit of the Property and each and every owner of any and all parts thereof, their respective heirs, successors and assigns and shall be deemed to run with title to the Property.

NOW, THEREFORE, Developer declares that the real Property described in the plat of Plum Tree, Unit One, according to plat thereof, recorded in Plat Book 44, pages 54, 54A, 54B, 54C, 54D and 54E, inclusive, of the current public records of Duval County, Florida (referred to hereinafter as "Property") and such other properties as are or may be subsequently annexed to this Declaration as hereinafter set forth, are and shall be held transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, easements, charges and liens, contained herein (sometimes hereinafter referred to as "Covenants and Restrictions"), all of which are for the purpose of protecting value and desirability of the Property and which shall run with the title to the Property, or any part thereof and shall be binding upon any owners thereof, their heirs, successors, assigns and mortgagees.

(15)

PREPARED BY  
Cecile E. Bass  
Rogers, Towers, B... & G...  
4555 Salsibury Rd.  
Jacksonville, FL 32215

ARTICLE I. DEFINITIONS

1.1 Annexation. "Annexation" shall mean and refer to the addition of the Future Development Property or any portion thereof, at the option of Developer, to the Property and the subjection of such property to the terms and conditions set forth in this Declaration. Annexation shall be accomplished by Developer recording an amendment to this Declaration in the current public records of Duval County, Florida, describing the property to be annexed and stating that such property is subject to all the terms, covenants, conditions and restrictions of this Declaration.

1.2 Articles. "Articles" shall mean and refer to the Articles of Incorporation of the Association.

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OFFICIAL ASSESSMENT. The term "Assessment" as used herein shall mean and refer to the share of Association Expenses assessed from time to time against a Lot and the Owner(s) thereof.

1.4 Assessment Period. "Assessment Period" shall be the same period as a calendar year, from March 1 to February 28 of any given year. *Should refer to Unit Same Page*

1.5 Association. "Association" shall mean and refer to Plum Tree Homeowners Association, Inc., a corporation not-for-profit, organized or to be organized pursuant to Chapter 617, Florida Statutes, and its successors and assigns.

1.6 Association Expenses. "Association Expenses" shall mean and refer to the expenses and charges described in this Declaration, incurred or to be incurred by the Association and assessed or to be assessed against the Lots and the Owners thereof through annual or special Assessments.

1.7 Board of Directors. "Board of Directors" shall mean and refer to the Board of Directors of the Association.

1.8 Common Area. "Common Area" shall mean and refer to that portion of the Property which is owned by the Association and which is intended for the common use and enjoyment of the Owners, including, but not limited to, some of the stormwater systems to be constructed in accordance with the requirements of the St. Johns River Water Management District, the Department of Environmental Regulation and/or the U.S. Army Corps of Engineers, and some of the areas shown on the recorded plat as "Lakes", "Drainage Easements" or "Easements" which connect the Lakes and Drainage Easements. The Common Area shall include those areas conveyed by the Developer to the Association pursuant to the provisions of this Declaration. In addition, Developer shall have the right, but not the obligation, to construct recreation areas within certain Lots in Plum Tree, Unit One or other common areas as the Developer may designate from time to time within the Future Development Property and to include those as Common Area.

1.9 Developed Lot. "Developed Lot" shall mean and refer to any Lot on which permanent improvements, including a single family dwelling, are located.

1.10 Developer. "Developer" shall mean and refer to Stokes-Collins & Company, Inc., a Florida corporation, its successors and assigns.

1.11 Future Development Property. "Future Development Property" shall mean and refer to that certain property more particularly described on Exhibit "A" attached hereto and any other property adjacent to the Property and the Future Development Property as Developer may determine from time to time.

1.12 Lot. "Lot" shall mean and refer to any of the Lots shown upon the recorded subdivision plat of the Property and the Future Development Property, if such property is annexed as herein set forth. Unless set forth to the contrary, the term "Lot" shall include both Developed Lots and Undeveloped Lots.

1.13 Maintenance Area. "Maintenance Area" shall mean and refer to those portions of the Property or improvements thereto which are not owned by the Association but are maintained by the Association from time to time, including without limitation, all of stormwater systems to be constructed in accordance with the requirements of the St. Johns River Water Management District, the Department of Environmental Regulation and/or the U.S. Army Corps of Engineers and the surface waters of any areas designated as "Lakes" or "Drainage Easements" or "Maintenance Area" on the recorded plats, medians or rights of way abutting

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public streets; the entrance way(s) to the subdivision including landscaping, fencing and signage, and decorative or border fencing or walls constructed by the Developer upon the property boundaries.

1.14 Member. "Member" shall mean and refer to all Owners of Lots, who by virtue of such ownership become Members of the Association as provided in Section 2.1.

1.5 Owner. "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 Property or the Future Development Property, if such property is developed and annexed as herein set forth, including contract sellers. The term "Owner" shall not mean or refer to any mortgagee, grantee or beneficiary under a mortgage, deed of trust or security deed unless and until such mortgagee, grantee or beneficiary has acquired title pursuant to foreclosure or any proceeding or conveyance in lieu of foreclosure.

1.16 Property. "Property" shall mean and refer to all the land described in the plat of Plum Tree, Unit One, according to plat thereof recorded in Plat Book 44, pages 54, 54A, 54B, 54C, 54D and 54E, inclusive and to the extent it is annexed, it shall also include the land contained within the Future Development Property.

1.17 Undeveloped Lot. "Undeveloped Lot" shall mean and refer to any Lot which does not contain any permanent improvements.

ARTICLE II. MEMBERSHIP AND VOTING RIGHTS  
IN THE ASSOCIATION

2.1 Membership. Every Owner of a Lot shall be a member of the Association. Such membership shall be coincident with the ownership of the Lot, and shall not be separately transferable. Membership shall cease upon the transfer or termination of ownership. Provided, however, in the event that an Owner leases the improvements on his Lot to a tenant, such tenant shall be entitled to use of the Common Areas but the Owner shall remain liable for all Assessments, for compliance with the terms and conditions with the Articles, Bylaws and Declaration and, unless specifically transferred, shall retain all voting rights.

2.2 Voting Rights. The Association shall have two classes of voting membership:

Class A - Class A Members shall be all Owners who have taken title to one or more Lots, excluding the Developer. A Class A Member shall be entitled to one vote for each Lot owned by such Member. When a Lot is owned by more than one person, all such persons shall be Members. The vote for such Lot shall be exercised as the Owners determine but in no event shall more than one vote be cast with respect to any Lot.

Class B - The Class B Member shall be Developer, which shall be initially entitled to the number of Lots in the Property, plus one. The total number of votes of the Class B Member shall be increased at the time of annexation of Future Development Property to a number equal to the number of Lots included on the plat of the Property and the Future Development Property, plus one. The total number of votes of the Class B Member shall increase as herein set forth each time a portion of the Future Development Property is annexed as provided in this Declaration. Class B Membership shall terminate upon the happening of one of the following events, whichever first occurs: (i) when Developer has conveyed one hundred percent (100%) of the Lots located on the Property and the Future Development Property, if

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amended as herein provided, (ii) December 15, 2018, or (iii) at such earlier date as Developer, in its sole discretion, may determine.

2.3 Membership and Voting Procedure. The Articles and Bylaws of the Association shall more specifically define and describe the procedural requirements for the Association and voting procedures, but shall not substantially alter or amend any of the rights or obligations of the Developer as set forth herein.

ARTICLE III. PROPERTY RIGHTS IN THE COMMON AREAS AND MAINTENANCE AREAS

3.1 Members' Easement of Enjoyment. Subject to the provisions of Section 3.3 of this Article III, every Member shall have and is hereby granted a right and easement for ingress, egress and of enjoyment in and to the Common Areas as shown on any plat of the Property or Future Development Property and an easement for drainage over and into the Maintenance Areas. Such easements shall be appurtenant to and shall pass with the title to each Lot, whether or not the same shall be referred to in any deed conveying title to any Lot.

3.2 Title. Developer shall convey to the Association the fee simple title to the Common Area, if any, by Special Warranty Deed subject to covenants, easements, conditions and restrictions of record, at such time as the improvements thereon, if any, are complete, and if unimproved, at such time as it so determines, provided that all Common Area shall be conveyed no later than the termination of the Class B Membership. The title to Maintenance Areas shall not be conveyed to the Association but the obligation for maintenance and repair as set forth herein shall be the Association's.

3.3 Extent of Members' Easements. The easements created hereby shall be subject to the following:

(a) The right of the Developer, and of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of improving the Common Areas and in aid thereof, to mortgage the Common Area. In the event of a default upon such mortgage, the lender's rights thereunder shall be limited by the rights of the Members as described herein; and

(b) The right of the Association to take such steps as are reasonably necessary to protect the Common Area against foreclosure; and

(c) The right of the Association to suspend the enjoyment of the Common Area by, and voting rights of, any Member for any period during which any assessment remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations; and

(d) The right of the Association to dedicate or transfer all or any part of the Common Areas, to any public agency, authority, or utility. Prior to the termination of the Class B Membership, such dedication or transfer may be effected by the Developer without further consent from the Owners or their mortgagees. Subsequent to the termination of the Class B Membership, no such dedication or transfer shall be effective until agreed to by a vote of two-thirds (2/3) of the votes of the Owners of all Lots and unless an instrument has been recorded, signed and sworn to by the Secretary of Association stating that such a vote was duly held and that two-thirds (2/3) of the votes representing all Lots favored such dedication or transfer. Provided, however, the granting of an easement, license or permit over the Common Area by the Association shall not be deemed

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to be a dedication or transfer of the Common Area requiring approval as provided herein but may be granted by the Association without further consent of the Owners or their mortgagees.

(e) The right of tenants of Members to use the facilities on the Common Areas.

(f) The right of the Developer and/or the Association to make certain rules and regulations concerning the use of the Common or Maintenance Areas.

ARTICLE IV. COVENANT FOR MAINTENANCE ASSESSMENTS

4.1 Creation of the Lien and Personal Obligation of Assessments. The Developer, for each Lot owned by it within the Property hereby covenants, and each owner of a 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 such special 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 Lot and shall constitute a lien upon the Lot against which each such Assessment is made, which lien shall attach upon the recording in the public records of Duval County, Florida, a claim of lien, specifying the amount of the lien then due, together with reasonable attorney's fees, costs and interest thereon, which claim of lien shall be signed by an officer of the Association. 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 Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall be a joint obligation of the successor in title of the Owner and the delinquent Assessment shall remain a lien against the Lot until paid, except as provided in Section 4.9.

4.2 Purpose of Assessments. The Assessments levied by the Association shall be used to promote the health, safety, and welfare of the residents of the Property, for the expenses of performing the duties or rights of the Association as set forth in this Declaration, Articles and Bylaws and for the improvements and maintenance of the Common Area and Maintenance Area including payment of taxes, if any, thereupon and the cost of insurance as may be deemed necessary or prudent by the Board of Directors.

4.3 There shall be two classes of Assessments:

Class I "Developed Lots": The initial Assessment for Developed Lots shall be an amount not to exceed the maximum annual assessment, as the same can be modified as set forth in Section 4.4 below.

Class II "Undeveloped Lots": The initial annual Assessment for Undeveloped Lots shall be \$-0-.

4.4 Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Maximum Annual Assessment for Class I shall be \$75.00 per Lot, which will include the cost and expenses of performance of all the duties and obligations of the Association set forth herein, PROVIDED, HOWEVER, in the event that the Developer elects, in its sole discretion, to construct a recreational facility upon the Common Area, the Assessment may be increased above the maximum annual assessment to include the cost of maintenance of the improved Common Area which increased Assessment amount shall become the new maximum annual assessment for that year.

(a) From and after January 1 of the year immediately

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ORIGINAL PROCEEDS

Following the conveyance of the first Lot to an Owner, the Maximum Annual Assessment shall be increased each year, by the Board of Directors of the Association, not more than ten percent (10%) above the Maximum Annual Assessment for the previous year without a vote of the Membership, PROVIDED, HOWEVER, if recreation facilities are added, at Developer's option, the assessment may be increased by more than ten percent (10%) of the Maximum Annual Assessment for the previous year by the Developer without the consent of any Lot Owner or his/her mortgagee in an amount sufficient to pay the cost of maintenance and repair of said recreational facilities.

(b) From and after January 1 of the year immediately following conveyance of the first Lot to an Owner, the Maximum Annual Assessment may be increased by the Developer without the consent of any Lot Owner or his/her mortgagee more than ten percent (10%) above the Maximum Annual Assessment for the previous year in the event the Developer has added recreational facilities, by an amount sufficient to pay the cost of maintenance and repair of said recreational facility or, for other purpose, by a vote of two-thirds (2/3) of Members of each class of membership who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) Board of Directors may fix the annual Assessment for Developed Lots at an amount not in excess of the maximum annual assessment (as the same may be modified upon the addition of recreational facilities as described above). The undeveloped lot assessments and the applicable increases thereof as provided above, shall be established in the proportions as set forth in Section 4.3.

4.5 Special Assessment. Special Assessments shall be levied and paid in the same manner as heretofore provided for regular Assessments. Special Assessments can be of two kinds: (a) those chargeable to all Members in the same proportions as regular Assessments to meet shortages or emergencies, to construct, reconstruct, repair or replace all or any part of the Common or Maintenance Areas and for such other purposes as shall be approved by a majority of all votes of the classes of Members; or (b) those assessed against one Owner alone to cover repairs or maintenance for which such Owner is responsible and which he has failed to make, which Special Assessment may be approved by the Board.

4.6 Date of Commencement of Annual Assessments; Due Dates. The annual Assessments provided for herein shall commence as to all Lots on the first day following the conveyance of the first Developed Lot to an Owner. The annual Assessment as a Developed Lot 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 thirty (30) days in advance of each annual Assessment period. Written notice of the annual Assessment shall be sent to every Owner subject thereto; provided, however, failure to send such notice shall not effect the liability or lien for the Assessment. Unless determined to the contrary by the Board of Directors, the annual Assessment shall be due and payable on the first day of March of each year.

4.7 Association Certificate of Payments. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether 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 shall be binding upon the Association as to the status of Assessments on a Lot shall be binding upon the Association as of the date of its issuance.

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OFFICIAL EFFECT of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate permitted by law. The Association may bring an action at law against the Owner or foreclose the lien against the Lot of the Owner. No Owner may waive or otherwise escape liability for the Assessments provided for herein by abandonment of his Lot.

4.9 Subordination of the Lien of Mortgages. The lien of the Assessment provided for herein shall be subordinate to the lien of any 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 Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

#### ARTICLE V. COVENANTS AND RESTRICTIONS.

5.1 Approval of Improvement. Except as originally constructed by the Developer, no building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot nor shall any exterior addition to or change or alteration therein be made, including without limitation, exterior painting, until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the structure with respect to topography and finished grade elevations, shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Developer, or by an architectural committee composed of one (1) or more representatives appointed by the Developer. In the event the Developer, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it at the corporate office, such plans and specifications shall be deemed approved and this Article will be deemed to have fully complied with. The right of approval set forth herein shall pass to the Board of Directors of the Association upon termination of the Class B Membership as provided in Article II of this Declaration.

An Owner whose plans and specifications are approved or an Owner who undertakes the making of improvements without such approval agrees, and shall be deemed to have agreed, for such Owner, his heirs, personal representatives, successors, and assigns, as appropriate, to hold the Developer, the Association or any Architectural Review Committee harmless from any liability or damage to the Lot or the Property and from expenses arising therefrom and shall be solely responsible for the maintenance, repair and insurance thereof.

5.2 Use Restrictions. No structures of any kind shall be erected, altered, placed or permitted to remain on any Lot other than: (A) (i) one single family dwelling, not to exceed two and one-half stories in height; and (ii) private garage for not more than two (2) cars; and (iii) one servant's room or utility room attached to the garage on the ground floor level; or (B) Recreational Facilities in the event the Developer elects, in its sole discretion, to construct such recreational facilities upon one or more lots.

5.3 Fences. All fences constructed on the Lots shall be no higher than six (6) feet in height and shall be six (6) inch board, shadow box design, or stockade design, except that in homes with a garden bath there may be a privacy fence constructed of six (6) inch board on board for visual obscurity which may be up to eight (8) feet in height.

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Notwithstanding the foregoing, prior to construction of any fence on any Lot, approval as required by Section 5.1 shall be obtained. This restriction does not apply to any perimeter fencing which has been or may be created in the future by the Developer or its successor and any perimeter or boundary fence constructed by or at the instruction of the Developer shall be deemed in compliance with these covenants.

*building zoning*

5.4 Set Back Lines. No structure of any kind shall be located on any Lot nearer to the front lot line, nor nearer to any side street line, nor nearer to any side lot line than that which is permitted by applicable zoning from time to time, as the same may be modified by variance, exception, or other modification. No structure or other improvement or change in the topography of the land shall be erected or made which interferes in any respect with the drainage or utility easements shown on the subdivision plat. If any one dwelling is erected on more than one Lot, or on a building plot composed of parts of more than one Lot, the side line restrictions set forth above, shall apply only to the extreme side lines of the building plot occupied by such dwelling. Nothing herein contained shall be construed to prevent Developer from reducing the building restriction lines with the prior written approval of the governmental agencies having jurisdiction.

5.5 Lot Size. No dwelling shall be erected or placed on any Lot having a width of less than sixty (60) feet at the front building set back line except cul-de-sac Lots in the turning radius shall have a minimum width of thirty-five (35) feet at the front Lot line, nor shall any dwelling be erected or placed on any Lot having an area of less than six thousand (6,000) square feet; provided, however, that each Lot shown on the existing subdivision plat shall be deemed to comply with this Section 5.5. The use of two or more fractional Lots shall be permitted if the square foot area and width comply with this provision.

5.6 Minimum Square Footage. The total heated living area of the main structure, excluding garages, porches and storage rooms, shall not be less than one thousand one hundred (1,100) square feet.

5.7 Developer's Right to Resubdivide. The Developer may resubdivide or replat the Property in any way it sees fit for any purpose whatsoever consistent with the development of the Property provided that no dwelling shall be erected upon or allowed to occupy any Lot within such replatted or resubdivided land which has an area less than six thousand (6,000) square feet. The restrictions herein contained, in case of any such replatting or resubdividing, shall apply to each Lot as replatted or resubdivided. In addition, the Developer may resubdivide one or more Lots to provide for roadway purposes and easements.

5.8 Prohibited Activities. No trade, business, noxious or offensive activity, in the sole opinion of the Developer (until the termination of the Class B Membership and thereafter the Association), shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No mobile homes, tents or shacks shall be placed on any Lot except mobile homes used temporarily as sales offices and construction offices with the Developer's approval. No garage shall at any time be used as a residence or enclosed and incorporated into a residence, except that Developer and/or a builder buying Lots from Developer, with Developer's prior approval, shall be permitted to enclose the garage of model homes, and if the garage is so enclosed, the house can thereafter be sold with the enclosed garage and shall not be deemed to be in violation of this Section 5.8. No commercial activity shall be carried out in the residence or garage, temporarily or permanently, except for the use

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of said garage as a sales office by the Developer or builder, with Developer's prior approval, nor shall any structure of a temporary character be used as a residence.

5.9 Environmental Conservation Easement. A conservation easement is hereby created on the real property prohibiting all construction, including dredging and filling, waterward of the wetland jurisdictional line as established by the St. Johns River Water Management District, Department of Environmental Regulation and/or the Corps of Engineers. The easement may not hereafter be amended without the approval of all governmental agencies having jurisdiction thereof.

5.10 Pets and Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that no more than two (2) dogs, two (2) cats, and two (2) of other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

5.11 Clotheslines. No clothes or laundry shall be hung or clotheslines erected in front yards or carports, or side yards of corner Lots adjacent to a street. All clotheslines shall be screened from street view.

5.12 Parking of Wheeled Vehicles, Boats, Etc. No recreational vehicles, boats, travel trailers, campers, utility trailers, mopeds, trucks (other than pickup trucks), or any other wheeled vehicles or offensive objects of any kind may be kept or parked between the paved road and the residential structures or within the front or side yard without approval of Developer, until the termination of the Class B Membership, and thereafter by the Association. They may be so kept, if maintained completely inside a garage attached to the main residence or within the rear yard provided the rear yard is fenced so as to conceal such object from view of other Lots or roadways within the Property. Private automobiles or vehicles of the Owners bearing no commercial signs, unless in connection with their employment, may be parked in the driveway upon the Lot from the commencement of use thereof in the morning to the cessation of use thereof in the evening. Private automobiles of guests of Owners may be parked in such driveways and other vehicles or trucks may be parked in such driveways only during the times necessary for pickup and delivery service and solely for the purpose of said service. No trailers or mobile homes may be maintained or kept on any Lot.

5.13 Signs. No sign of any kind shall be displayed to the public view on any Lot except "For Rent" or "For Sale" signs, which signs may refer only to the particular Lot on which displayed, and shall be of materials, size, height and design approved by the Developer. The Developer may enter upon any Lot and summarily remove any signs which do not meet the provisions of this paragraph. Nothing contained in this Declaration shall prevent the Developer, or any person designated by the Developer, from erecting or maintaining such signs, or other entrance features.

5.14 Aerials, Antennas and Satellite Receptor Dishes. No radio or, television aerial, antenna or satellite receptor dish nor other exterior electronic or electrical equipment or devices of any kind shall be installed or maintained on the exterior of any structure located on a Lot or on any portion of any Lot.

5.15 Intersection Sight Lines. No fence, wall, hedge or shrub planting which obstructs a sight line at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances

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of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.

5.16 Encroachments. Where a structure has been erected, or the construction thereof substantially advanced, and is situated on any Lot or Lots as now platted or on any subdivided or replatted Lot in such manner that the same constitutes a violation or violations of the covenants and restrictions contained in this Declaration, Developer shall have the right any time to waive such violation; provided, however, that the Developer shall waive only those violations which the Developer, in its sole discretion, determines to be minor.

5.17 Utility Easements. A perpetual, nonexclusive alienable and releasable easement is hereby reserved to the Developer over, under and above a seven and one-half (7 1/2) foot strip at the rear of each Lot and over, under and above a five (5) foot strip at the side lot lines described herein for the construction, installation and maintenance of drainage ditches and structures, gas, water, electric, sanitary and storm sewer lines and other utility installations of every kind. The Developer shall have the right to grant subordinate easements to utility companies, governmental bodies and others within such easement area for the purpose of carrying out or facilitating such construction, installation and maintenance. No purchaser of a Lot or anyone claiming by through or under any such purchaser, shall have the right to interfere at any time with any such construction, installation or maintenance operations.

5.18 Water and Sewer Rights, Well Limitation. The Consolidated City of Jacksonville, or its successors, has the sole and exclusive right to provide all water and sewer facilities and service to the Property. No well of any kind shall be dug or drilled on any 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 Consolidated 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 or garden of any Lot or to be used exclusively for air conditioning; however, the location of said well must be approved by prior written consent of the Developer and the local Health Department. The Consolidated City of Jacksonville is hereby granted and has a non-exclusive, perpetual and unobstructed easement and right in and to, over and under the Property as shown on the plat thereof for the purpose of ingress, egress, installation and/or repair of water facilities. Developer reserves the right to convey to the Consolidated City of Jacksonville all easements required to provide water facilities and service to the Property.

5.19 Drilling and Excavation. 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 excavations 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.

5.20 Window Air Conditioning. No window air conditioning unit shall be installed on any side of a building on a Lot.

5.21 Temporary Structures. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out building, shall be used on any Lot at any time as a residence either temporarily or permanently. Nothing contained in this Declaration shall prevent the Developer, or any person designated by the Developer from erecting

VOL 6675 PG 295

maintaining dwellings, model houses, or other temporary structures as the Developer may deem advisable for the development, construction, storage and sales or rental purposes.

5.22 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, except that during the course of construction upon lots, the debris created by the builders shall not be required to be kept in closed containers. All equipment for the storage or disposal of such material shall be kept in clean and sanitary condition and shall not be visible from the street except on scheduled garbage pick-up days, except debris created during the course of construction as aforesaid, which shall be removed by the builder upon completion of construction.

5.23 Common Areas and Maintenance Areas. The Association shall maintain all of the Common Areas and Maintenance Areas in an attractive condition and in a manner that is harmonious with the Property. If the Association fails to maintain the Common Area or Maintenance Area in accordance with the foregoing, the Developer shall have the right, but no obligation, to enter upon any such Common Area or Maintenance Area to perform such maintenance or work which may be reasonably required, all at the expense of the Association, which expense shall be payable by the Association to the Developer on demand.

ARTICLE VI. MAINTENANCE AREAS

6.1 Use of Maintenance Areas. Certain Lots are subject to an easement for water which form lake areas within the Property ("Maintenance Areas"). With respect to the Maintenance Areas now existing, or which may be hereafter created within the Property, no Owner shall:

- (a) pump or otherwise remove any water from such Maintenance Areas for the purpose of irrigation or other use;
- (b) place rocks, stones, trash, garbage, untreated sewage, rubbish, debris, ashes, or other refuse in such Maintenance Areas or in any other portion of the land owned by Developer lying adjacent to or near the Property;
- (c) construct, place or maintain therein or thereon any docks, piers, bulkhead or other similar facilities, without the prior approval of the Developer for so long as there is a Class B Membership and thereafter subject to the prior approval of the Association;
- (d) fish with the use of nets or with any other trap or spear;
- (e) operate or maintain thereon any gas or diesel driven vehicles; provided, however, boats used for the maintenance of the Maintenance Areas shall be permitted.

6.2 Maintenance of Lakes.

- (a) Developer, for so long as there is a Class B Membership, shall have the sole and absolute right, but no obligation, to control the surface water level of such Maintenance Area.
- (b) The Association shall be responsible for the maintenance of the Maintenance Area including, without limitation, the control of the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in and on such Maintenance Area.

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OFFICIAL (b) The Lot Owner shall be required to maintain such grass, plantings or other lateral support to prevent erosion of the embankment adjacent to the Maintenance Area above the water line of the Maintenance Area and the height, grade and contour of the embankment shall not be changed without the prior consent of the Developer, for so long as there is a Class B Membership, provided, however, that no plants may be allowed to extend into or grown into the lakes. If the Lot Owner fails to maintain said embankment in accordance with the foregoing, the Developer (for so long as there is a Class B Membership and thereafter, the Association) shall have the right, but no obligation, to enter upon any such Lot to perform such maintenance work which may be reasonably required, all at the expense of the Lot Owner, which expense shall be payable by the Lot Owner to the Developer on demand.

6.3 Assignment of Maintenance Obligations. This Declaration cannot be terminated to extinguish the Association's obligation to maintain the Maintenance Area unless adequate provision for transferring this obligation to the then Owners of the Lots subject to the easement on a pro rata basis is made and said transfer of obligation meets the then existing requirements of the St. Johns River Water Management District or its successors and the City of Jacksonville or any other governmental body that may have authority over such transfer of obligation.

6.4 Indemnification. In connection with the platting of the Property, the Developer assumed certain obligations in connection with the maintenance of the water Maintenance Area. The Developer hereby assigns to the Association and the Association hereby agrees to assume all the obligations and responsibilities for maintenance of the Maintenance Area by the Developer under the plat. The Association further agrees that subsequent to the termination of the Class B Membership it shall indemnify and hold Developer 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 occurrence, in, upon, at or from the maintenance of the Lake, occasioned wholly or in part by any act or omission of the Association or its agent, contractors, employees, servants, or licensees, but not including any such liability occasioned wholly or in part by acts of Developer, its successors, assigns, agents or invitees.

#### ARTICLE VII. MISCELLANEOUS

7.1 Assignment of Developer's Rights. The Developer shall have the sole and exclusive right at any time and from time to time, to transfer and assign to, and to withdraw from such person, firm, corporation, trust or other entity as it shall select, any or all rights, powers, easements, privileges, authorities and reservations given to or reserved by the Developer in this Declaration. Upon the termination of the Class B Members, the rights of the Developer hereunder shall vest automatically in the Association which shall assume all obligations thereof.

7.2 Amendments. The Developer reserves and shall have the right:

(a) to amend this Declaration, but all such amendments shall conform to the general purposes and standards of the covenants and restrictions herein contained;

(b) to amend this Declaration for the purpose of curing any scrivener's error, and any ambiguity in or any inconsistency between the provisions contained herein;

(c) to include in any contract or deed or other instrument hereafter made any additional covenants and

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restrictions and easements applicable to the Property which do not lower the standards of the covenants and restrictions herein contained;

(d) to release any Lot from any part of the covenants and restrictions which have been violated if the Developer, in its sole judgment, determines such violation to be a minor or non-adverse violation; and

(e) to amend this Declaration pursuant to the requirements of the Veteran's Administration, Federal National Mortgage Association, their successors and assigns, or such similar institutions or associations, without further consent of any of the Owners and all Owners acknowledge that such amendments shall be binding upon and shall constitute covenants running with the land irrespective of the date of amendment.

7.3 Consent for Additional Covenants. No Lot Owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the Property.

7.4 Duration. These covenants and restrictions, as amended and added to, from time to time, as provided herein, shall, subject to the provisions hereof and unless released as herein provided, be deemed to be covenants running with the title to said land and shall remain in full force and effect until December 31, 2018, and thereafter the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless within six (6) months prior to December 31, 2018, or within six (6) months prior to the end of any such ten (10) year period, as the case may be, a written instrument executed by the then owners of a majority of the Lots shown on the plat of the Property terminating this Declaration shall be placed on record in the office of the appropriate agency of Duval County, Florida. Upon termination, the requirements of Section 6.3 must be complied with. If required under Florida law, the Developer or the Association shall have the right to cause these covenants and restrictions to be re-recorded at such intervals necessary to continue their enforceability.

7.5 Enforcement of Covenants. If any person, firm, corporation, trust or other entity shall violate or attempt to violate any covenants or restrictions contained herein, it shall be lawful for the Developer, Association, or any Owner of any Lot: (a) to prosecute proceedings for the recovery of damages against those violating or attempting to violate any such covenant or restriction, or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenant or restriction for the purpose of preventing or enjoining all or any such violation or attempted violation. The remedies contained in this Section shall be construed as cumulative of all other remedies now or hereafter provided by law. The failure of the Developer, Association, Owner or their respective 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 a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior or subsequent thereto.

7.6 Annexation. Additional land located within the boundaries of the Future Development Property may be annexed by the Developer without the consent of Members within fifteen (15) years of the date of this instrument. Developer shall record a supplemental declaration subjecting the land described thereon to the covenants and restrictions contained herein. Developer may include in such supplemental declaration additional covenants and restrictions provided

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such covenants and restrictions are not inconsistent herewith.

7.7 Interpretation. In all cases the provisions set forth or provided for in this Declaration shall be construed together and given that interpretation or construction which will best effect the intent of the general plan of development of the Property. The provisions hereof shall be liberally interpreted and if necessary, they shall be so extended and enlarged by implication as to make them fully effective.

7.8 Captions. The captions of the paragraphs hereof are inserted only for convenience and are in no way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular paragraph to which they refer.

7.9 Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable and the use of the masculine pronoun shall include the neuter and feminine, wherever applicable.

7.10 Provisions Severable. The invalidation of any provision or provisions of this Declaration by judgment or court order shall not affect or modify any of the other provisions of this Declaration which shall remain in full force and effect.

7.11 Attorney's Fees. In connection with any action for the enforcement of any of the rights and obligations contained herein, the prevailing party shall be entitled to be reimbursed for all costs including without limitation, attorney's fees at trial or on appeal.

IN WITNESS WHEREOF, the Developer, has caused this instrument to be executed and set its seal all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

STOKES-COLLINS & COMPANY, INC. a Florida corporation

Beverly J. Holland  
[Signature]  
As to Developer

By: [Signature]  
J. Daniel Collins  
President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was acknowledged before me this 1st day of February, 1987, by J. Daniel Collins, the President of Stokes-Collins & Company, Inc., a Florida corporation, on behalf of the corporation.

Beverly J. Holland  
Notary Public  
Notary Public, State of Florida  
My Commission Expires April 1, 1987  
My Commission Expires April 1, 1987

(NOTARY SEAL)

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OFFICIAL RECORDS CONSENT AND JOINDER

KNOW ALL MEN BY THESE PRESENCE:

WHEREAS, STOKES-COLLINS AND COMPANY, INC., a Florida corporation (hereinafter referred to as "Developer") has executed and delivered for recording that certain Declaration of Covenants, Conditions and Restrictions of Plum Tree dated the 1st day of February, 1989, which Declaration of Covenants, Conditions and Restrictions is recorded in the public records of Duval County, Florida under Clerk's Number 89-29453; and

WHEREAS, Cachet Homes, Inc. is the owner of a portion of the property subjected to the Covenants, Conditions and Restrictions and has agreed to said Declaration of Covenants, Conditions and Restrictions; and

NOW, THEREFORE, Cachet Homes, Inc., a Florida corporation, hereby consents to and joins in the terms and conditions outlined in said Declaration of Covenants, Conditions and Restrictions of Plum Tree.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 20<sup>th</sup> day of March, 1989.

Signed, sealed and delivered in the presence of:

CACHET HOMES, INC.

*Beverly J. Holland*  
*Paula M. Hickey*

By *Charles H. Hunter*  
Its President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was acknowledged before me this 20<sup>th</sup> day of MARCH, 1989, by Charles H. Hunter, the President of Cachet Homes, Inc., a Florida corporation, on behalf of the corporation.

*Beverly J. Holland*  
Notary Public  
Notary Public, State of Florida  
My Commission Expires April 15, 1989  
My Commission Expires: Bonded by 100,000 - Insurance, Inc.



89 MAR 22 P 3:48  
89-29453  
HENRY W. COOK  
Notary Public, State of Florida

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS  
PLUM TREE

OFFICIAL RECORDS  
VOL. 6739 PG. 2053

The undersigned, STOKES-COLLINS & COMPANY, INC., a Florida corporation (hereinafter referred to as the "Developer") has executed this Amendment to Declaration of Covenants, Conditions and Restrictions this 26th day of July, 1989;

R E C I T A L S:

A. Developer has caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions in Official Records Volume 6675, page 0285, at seq. of the current public records of Duval County, Florida (hereinafter referred to as the "Declaration"); and

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B. In 7.2(b) of this Declaration, the Developer reserves the right to amend the Declaration for the purpose of curing any scrivener's error, and any ambiguity in or any inconsistency between the provisions contained therein; and

C. Exhibit "A" referenced on the first page of the Declaration (which Exhibit "A" is the legal description of certain real property referred to as the "Future Development Property") was inadvertently not attached to the Declaration when recorded.

D. The Developer now desires to amend the Declaration in order to add Exhibit "A" which was previously omitted.

NOW, THEREFORE, in consideration of the foregoing, the Developer hereby amends the Declaration as follows:

1. Exhibit "A" attached hereto shall from and after the date of this Amendment be added as Exhibit "A" to the Declaration.

2. Except as expressly modified herein, the Declaration of Covenants, Conditions and Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed this 26th day of July, 1989 by a duly authorized officer of Stokes-Collins & Company, Inc., a Florida corporation.

Record & Return to  
Rogers Towers Bailey Jones & Gray  
1300 Gulf Life Bldg.  
Jacksonville, FL 32207

Signed, sealed and delivered in the presence of:

Beverly J. Hilliard  
Sharon K. ...

STOKES-COLLINS & COMPANY, INC., a Florida corporation

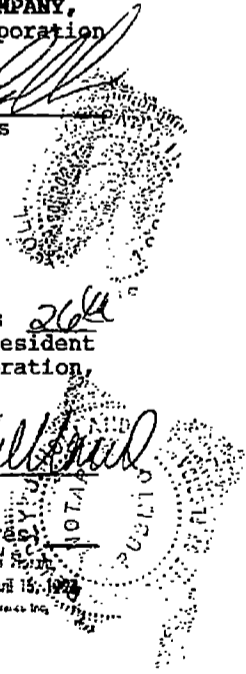
By: J. Daniel Collins  
Its President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was acknowledged before me this 26th day of July, 1989 by J. Daniel Collins, the President of Stokes-Collins & Company, Inc., a Florida corporation, on behalf of the corporation.

Beverly J. Hilliard  
Notary Public

My Commission Expires  
Notary Public, State of Florida  
My Commission Expires April 15, 1992



7502054  
VOL 6739 PG 2054

OVERALL BOUNDARY

OFFICIAL RECORDS

A portion of Blocks 3 and 4, Section 20, Township 3 South, Range 25 East, and a portion of Blocks 1 and 2, Section 29, said Township 3 South, Range 25 East, all as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, being more particularly described as follows: COMMENCING at the Southeast corner of said Section 20; thence South 89°08'47" West, along the Southerly line of said Section 20, a distance of 425.33 feet to the Westerly right of way line of Old Middleburg Road (a 66 foot right of way as now established) also being the POINT OF BEGINNING; thence continue South 89°08'47" West, along the said Southerly line of Section 20, a distance of 597.49 feet to the Easterly line of Lot 4, Block 1, of aforesaid Section 29; thence South 00°39'30" West, along said Easterly line of Lot 4 and then on the Easterly line of Lot 13, a distance of 1550.29 feet to the Westerly right of way line of the aforesaid Old Middleburg Road; thence Southwesterly along said Westerly right of way line of Old Middleburg Road South 15°31'42" West, 1206.75 feet to the South line of the Northeast 1/4 of said Section 29; thence South 89°41'23" West, along last said line, 368.37 feet to the Southwest corner of Lot 12, Block 1, Section 29; thence North 00°34'52" East, along the Westerly line of said Lot 12, 1352.37 feet to the Southerly line of Lot 6, Block 1, said Section 29; thence South 89°25'01" West, along last said line and then the Southerly line of Lot 8, Block 1, said Section 29, a distance of 1019.97 feet to the Westerly line of the Northeast 1/4 of said Section 29, Township 3 South, Range 25 East; thence South 89°25'01" West, along the Southerly line of Lot 2, Block 2, aforesaid Section 29, a distance of 676.12 feet to the Southwest corner of said Lot 2; thence North 00°14'47" East, along the Westerly line of said Lot 2 and also along the Westerly line of Lot 1, said Block 2, a distance of 1344.30 feet to the North line of said Section 29, Township 3 South, Range 25 East, said point also being the Southwest corner of Lot 16, Block 3, of aforesaid Section 20, Jacksonville Heights; thence North 00°57'11" East, along the Westerly line of Lot 16, Block 3, Section 20 and then along the Westerly line of Lot 15, Block 3, Section 20, run a distance of 1325.66 feet to the Northerly line of Lot 15, Block 3, said Section 20; thence North 89°17'43" East, along last said line, 674.60 feet to the Westerly line of Lot 8, Block 4, Section 20; thence North 00°39'56" East, along last said line and then along the Westerly line of Lot 7, Block 4, Section 20, a distance of 1323.72 feet to the Northerly line of said Lot 7; thence North 89°26'49" East, along last said line, 817.70 feet to the Westerly line of a 190 foot J.E.A. easement as described and recorded in Official Records Volume 3036, Page 86, of said Current Public Records; thence South 00°20'27" West, along the Westerly line of said J.E.A. easement, 850.73 feet to the Southerly line thereof; thence North 89°22'15" East, along last said line, 1202.61 feet to the Easterly line of Lot 3, Block 4, said Section 20; thence South 00°00'53" West, along last said line, 469.05 feet to the Northerly line of Lot 15, Block 4, said Section 20; thence North 89°17'44" East, along last line, 676.05 feet to the Easterly line of said Section 20; thence South 00°12'12" East, along last said line, 952.49 feet to the Northwesterly right of way line of aforesaid Old Middleburg Road; thence South 46°52'49" West, along said Northwesterly right of way line of Old Middleburg Road, 562.02 feet to the POINT OF BEGINNING

LESS AND EXCEPT:

Plum Tree, Unit One in Plat Book 44, pages 54, 54A, 54B, 54C, 54D and 54E inclusive, of the current public records of Duval County, Florida.

EXHIBIT "A"

077.219

FILED AND RECORDED  
IN PUBLIC RECORDS  
OF DUVAL COUNTY, FLA

JUL 28 4 11 PM '89

CLERK OF CIRCUIT COURT

PREPARED BY  
CECILE EVANS BASS  
ROGERS, TOWERS, BAILEY, JONES & GAY  
1300 GULF LIFE PLAZA  
JACKSONVILLE, FL 32207

VOL 6866 PG 383

OFFICIAL RECORDS  
RESTRICTION AGREEMENT

RECORD AND RETURN TO:  
ROGERS, TOWERS, BAILEY, JONES & GAY  
1300 GULF LIFE PLAZA  
JACKSONVILLE, FLORIDA 32207

THIS RESTRICTION AGREEMENT made this 14<sup>th</sup> day of March, 1990, by STOKES-COLLINS & COMPANY, INC., a Florida corporation, having its principal office at 9000 Cypress Green Drive, Jacksonville, Florida 32256 (hereinafter referred to as "Developer");

WITNESSETH:

WHEREAS, Developer is the owner of certain real property more fully described as Lots 32, 33, 34, 35 and 36 of Plum Tree, Unit One, as recorded in Plat Book 44, pages 54, 54A, 54B, 54C, 54D and 54E, inclusive, of the current public records of Duval County, Florida (hereinafter referred to as the "Lots"); and

WHEREAS, pursuant to the requirements of the St. Johns River Water Management District, Developer is now desirous of imposing upon the Lots an expanded environmental conservation easement over and above that described in Section 5.9 of the Declaration of Covenants, Conditions and Restrictions of Plum Tree, as the same is recorded in Official Records Volume 6675, page 285 of the current public records of Duval County, Florida (the "Declaration").

NOW, THEREFORE, in order to comply with the requirements of the St. Johns River Water Management District there is hereby imposed upon said Lots 32, 33, 34, 35 and 36 of Plum Tree, Unit One, as above described, an additional conservation easement which shall encompass that portion of each of the above described lots lying twelve (12) feet westerly and landward of the wetland jurisdiction line as established by the Department of Environmental Regulation, as the same is depicted on the face of the above described Plat of Plum Tree, Unit One (the "Easement Area"). All construction, including dredging and filling, shall be prohibited within the Easement Area. The restrictions herein imposed shall be deemed covenants running with the land and shall be enforceable in accordance with the procedures set forth in the Declaration and shall be enforceable by the St. Johns River Water Management District and any other agency having jurisdiction over this Easement Area.

The foregoing Restriction Agreement has been executed this 14<sup>th</sup> day of March, 1990 by the duly authorized representative of the Developer.

Signed, sealed and delivered in the presence of:  
[Signature]  
[Signature]

STOKES-COLLINS & COMPANY, INC.  
By: [Signature]  
Joseph D. Collins, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 1990, by Joseph D. Collins, the President of Stokes-Collins & Company, Inc., a Florida corporation, on behalf of the corporation.

[Signature]  
Notary Public, State of Florida

My Commission Expires: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires April 18, 1993

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FILED  
IN  
OFFICE  
OF  
RECORDS  
DUVAL  
COUNTY  
FLORIDA

Mar 16 4 12 PM '90

[Signature]  
Notary Public

VOL 7108 PG 1561

PREPARED BY AND RETURN TO:  
J. Howard Sheffield, Esquire  
Newton, Sheffield, Hurst & Almand  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

OFFICIAL RECORDS

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
PLUM TREE

2

This Amendment to Declaration of Covenants, Conditions and Restrictions for Plum Tree, is made on the date hereinafter set forth by STOKES-COLLINS & COMPANY, INC., a Florida corporation ("Developer").

W I T N E S S E T H:

WHEREAS, Developer caused that certain Declaration of Covenants, Conditions and Restrictions for Plum Tree, to be recorded in Official Records Volume 6675, page 0225, and Amendment to Declaration of Covenants, Conditions and Restrictions in Official Records Volume 6739, page 2053, current public records of Duval County, Florida (the "Declaration"); which impose certain covenants and restrictions on the property described therein; and

WHEREAS, Pursuant to Article VII, Section 7.2(e), the Developer reserved the right to amend the Declaration and accordingly, Developer desires to exercise said right.

NOW, THEREFORE, in consideration of the foregoing, the Developer amends the Declaration as follows:

1. Article II is hereby amended to add the following as Paragraphs 2.4 and 2.5:

"2.4. Dissolution of Association. If the Association is dissolved, the assets shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes.

2.5. HUD/VA Approval. Mergers and consolidations, mortgaging of Common Area, dissolution and amendment of the Articles, requires prior approval of HUD/VA as there is a Class B membership."

707108-PS1662

2. Article VII is hereby amended to add the following as Paragraph 7.12:

"Annexation of additional properties, dedication of the Common Area and amendment of this Declaration shall require HUD/VA prior approval as long as there is a Class B membership.

After the Class B membership terminates, the approval of at least two-thirds (2/3) of the lot owners is required to amend the Declaration."

3. Except as specifically amended herein, all terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this amendment has been executed this day of May, 1991, by STOKES-COLLINS & COMPANY, INC.

Witnesses:

STOKES-COLLINS & COMPANY, INC.

Dorothy E. Pearce

By: Mark A. Kowles  
Its Vice President

Linda A. Johnson

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of May, 1991, by Mark A. Kowles the Vice President of Stokes-Collins & Company, Inc., on behalf of the corporation.

Dorothy E. Pearce  
Notary Public, State of Florida  
My Commission Expires:  
PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES 11-1-91

CORP/PLUMTREE.AMD

91-0049555  
FILED AND RECORDED  
IN PUBLIC RECORDS  
OF DUVAL COUNTY, FLA.

91 MAY 20 AM 11:49  
RECORD VERIFIED  
FILED IN PUBLIC RECORDS  
OF DUVAL COUNTY, FLA.

PREPARED BY AND RETURN TO:  
Clifford B. Newton  
Newton & Almand  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

Bk: 8240  
Pg: 164 - 167  
Doc# 95248866  
Filed & Recorded  
12/15/95  
11:20:24 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 19.50

THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
PLUM TREE

THIS AMENDMENT is made this 17<sup>th</sup> day of December, 1995,  
by STOKES-COLLINS & COMPANY, INC., a Florida corporation, whose  
address is 3840 Crown Point Road, Suite A, Jacksonville, Florida  
32257 (hereinafter called "Developer");

W I T N E S S E T H:

WHEREAS, Developer caused to be recorded in the public records  
of Duval County, Florida, that certain Declaration of Covenants,  
Conditions and Restrictions, Plum Tree, as recorded in Official  
Records Volume 6675, page 285, of the current public records of  
Duval County, Florida, which was subsequently amended by  
instruments recorded in Official Records Volume 6739, page 2053,  
and in Official Records Volume 7108, page 1661, of said public  
records (the "Declaration"); and

(14)

WHEREAS, the Amendment to Declaration of Covenants, Conditions  
and Restrictions Plum Tree recorded in Official Records Volume  
7108, page 1661, current public records of Duval County, Florida  
(the "PUD Amendment") was executed and recorded by Developer to add  
certain language required by FHA for the purpose of obtaining FHA  
PUD approval; and

WHEREAS, FHA PUD approval was denied as evidenced by letter  
dated June 28, 1991 written by FHA, a copy of which is attached  
hereto and by this reference made a part hereof; and

WHEREAS, because PUD approval was not obtained, Developer  
desires to negate and nullify the PUD Amendment.

NOW, THEREFORE, Developer declares that the PUD Amendment  
shall be of no force and effect and is hereby nullified and  
negated.

IN WITNESS WHEREOF, the Developer has caused this instrument  
to be executed and set its seal as of the day and year first above  
written.

signed, sealed and delivered  
in the presence of:

STOKES-COLLINS & COMPANY, INC.

Jacquelyn R Heufelder  
[Signature]

By: [Signature]  
J. D. COLLINS  
Its President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was acknowledged before me this 17<sup>th</sup> day of  
December, 1995, by J. D. Collins, President of STOKES-  
COLLINS & COMPANY, INC., a Florida corporation, on behalf of the  
corporation. He is personally known to me.

NOTARY PUBLIC  
JACQUELYN R HEUFELDER  
My Commission CC426283  
Expires Dec. 07, 1998  
Bonded by ANB  
800-852-5878

Jacquelyn R Heufelder  
Notary Public, State of Florida

ACKNOWLEDGMENT AND CONSENT

By execution hereof, the U.S. Department of Housing and Urban Development, by its authorized agent, hereby acknowledges the terms and conditions of the foregoing Third Amendment, acknowledges the attached letter to be a true and correct copy of the letter of denial, and further acknowledges that the Department of Housing and Urban Development has no objection to the filing in the public records of Duval County, Florida, of the foregoing Third Amendment which shall vitiate and do away with certain obligations that may have been created by virtue of the Amendment to Declaration of Covenants, Conditions and Restrictions, Plum Tree recorded in Official Records Volume 7108, page 1661, current public records of Duval County, Florida, and has no objection to vitiating said prior amendment.

Dated: \_\_\_\_\_

U. S. Department of Housing and Urban Development

By: *Herold R. Jiluke, Jr.*  
Its \_\_\_\_\_

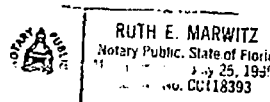
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of April, 1995, by HEROLD R. JILUKE, JR., as Director, Multifamily Housing Div. of the U. S. Department of Housing and Urban Development, on behalf of said department.

*Ruth E. Marwitz*  
Notary Public, State of Florida

My commission expires: 7-25-95



4.6HDV

JUN 28 1991

Julia Lapierra, Loan Processor  
St. Johns Mortgage & Investment Corp.  
3020 Hartley Road, Suite 390  
Jacksonville, FL 32257

Dear Ms. Lapierra:

SUBJECT: Request for PUD Approval - Plum Tree  
Jacksonville, Duval County, Florida 32222

Our review of the legal documents and attorney certification submitted with your request for PUD approval of Plum Tree revealed inconsistencies in the attorney certification and a need for amendment of the legal documents. Items requiring amendment follow:

- Declaration of Covenants and Articles of Incorporation state that Class B membership shall terminate upon the happening of one of the following events, whichever first occurs: (i) when the developer has conveyed one hundred percent (100%) of the lots located on the Property and Future Development Property, if annexed as herein provided, (ii) December 15, 2018, or (iii) at such earlier time as the Developer, in its sole discretion, may determine. This contrasts with the attorney's legal certification which states the Class B membership ceases and converts to Class A membership upon the earlier of the following: (a) Votes in the Class A membership equal the votes in the Class B membership. (b) On December 15, 2018. The legal documents should be amended to conform with item 15, page 11-24 of 4150.1, RSV 1, dated March 1990 or, if not a weighted vote, the occurrence of the earlier of (a) or (b) as reflected above.
- In paragraph 10 of the legal certification, the attorney states "the approval of at least 2/3 of the lot owners is required to amend the Declaration except that the Developer has the right to amend with the approval of HUD." The amendment to the Declaration states "After the Class B membership terminates approval of at least 2/3

PAGE 02

US DUND Jax - 02

02/18/1995 10:04 904-771-8539

FEB 10 '95 14:09

904 771 8539 PAGE.002

of the lot owners is required to amend the Declaration. The Declaration should be amended to require approval of at least 2/3 of the lot owners without the stipulation of the termination of the Class B membership.

The Articles of Incorporation should also require the approval of at least 2/3 of the lot owners for amendment.

The stated documents should be amended to conform with HUD requirements and a new and corrected legal certification should be submitted. Please refer to Chapter 11, Section 2, of the 4150.1 for guidance. We have enclosed a copy of the suggested legal documents for planned unit developments for your convenience. Adhering to the HUD requirements when initially preparing future legal documents will greatly expedite the approval process.

Very sincerely yours,

*for* <sup>UBP</sup>  
Paul C. Grafton  
Chief Appraiser  
Valuation Branch, 4.6BDV

Book 8603 Pg 2349

Prepared By and Return To:  
J. D. Collins, President  
Plum Tree Developers, Inc.  
3840 Crown Point Road, Suite A  
Jacksonville, FL 32257

Bk: 8603  
Pg: 2349 - 2354  
Doc# 97089340  
Filed & Recorded  
04/28/97  
12:54:31 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 28.50

**THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
PLUM TREE**

(To Annex Plum Tree Unit Two A and Two B)

THIS AMENDMENT is made this 28th day of April,  
1997, by **PLUM TREE DEVELOPERS, INC.**, a Florida corporation, whose  
address is 3840 Crown Point Road, Suite A, Jacksonville, Florida  
32257 (hereinafter called "Developer");

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

**WHEREAS**, Stokes-Collins & Company, Inc., a Florida corporation, as "Developer", caused to be recorded in the public records of Duval County, Florida, that certain Declaration of Covenants, Conditions and Restrictions, Plum Tree, as recorded in Official Records Volume 6675, page 285, of the current public records of Duval County, Florida, which was subsequently amended by instruments recorded in Official Records Volume 6739, page 2053, and in Official Records Volume 7108, page 1661, of said public records, and in Official Records Book 8240, page 164, of said public records; and

**WHEREAS**, Stokes-Collins & Company, Inc. has assigned all of its rights, powers, duties an obligations as Developer to PLUM Tree Developers, Inc. by Assignment of Developer's Rights executed simultaneously herewith and recorded in the public records of Duval County, Florida, prior to the recording of this Amendment; and

**WHEREAS**, Developer is the owner of certain real property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (referred to in this amendment as "Unit Two A and Unit Two B"), which is part of the Future Development Property, described as a 97-lot subdivision to be known as Plum Tree, unit Two A and Unit Two B; and

**WHEREAS**, Developer desires to annex the real property described on Exhibit "A" to the terms of the Declaration and require that the owners of lots in Unit Two A and Unit Two B be members of the Association; and

**WHEREAS**, Developer desires to amend certain provisions of the Declaration as said provisions affect Unit Two A and Unit Two B annexed hereby.

**NOW, THEREFORE**, Developer declares that the Declaration is hereby amended as hereinafter set forth as the terms and provisions of said Declaration apply to Unit Two A and Unit Two B; and declares that lots in Unit Two A and Unit Two B are and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, easements, charges and liens, contained in the Declaration and in this Amendment, all of which are for the purpose of protecting the value and desirability of said property and which shall run with the title to Unit Two A and Unit Two B, or any part thereof, and shall be binding upon any owners thereof, their heirs, successors, assigns and mortgagees.

1. The following terms, whether appearing in the Declaration or in this amendment, shall have the following meanings when applied to lots in Unit Two A and Unit Two B.

**Developed Lot.** "Developed Lot" shall mean and refer to any Lot owned by anyone other than Developer.

(6)

Book 8603 Pg 2350

Undeveloped Lot. "Undeveloped Lot" shall mean and refer to any Lot which is owned by Developer.

2. The following paragraph shall be added to Article IV of the Declaration, and shall only apply to the lots in the future phases of Plum Tree.

"4.10 Capital Contribution Assessment. Upon the first conveyance of a Lot to any person(s) or entity other than to an entity affiliated with the Developer, there will be due upon the closing of the sale of the lot a Capital Contribution Assessment of \$100.00. Each Lot will be subject to the Capital Contribution Assessment only once, all future conveyances of any such Lot being exempt."

3. The following paragraph shall be added to Article V of the Declaration:

"5.24 Storm/Surface Water Management. The St. Johns River Water Management District has jurisdiction over the Property and has issued M.S.S.W. Permit No. 4-031-0184AM3 authorizing construction and operation of a storm and/or surface water management system to serve the Property and will issue additional environmental permits as will the U.S. Corps of Engineers and the Florida Department of Environmental Protection. 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 Developer and the St. Johns River Water Management District and any other governmental agency having jurisdiction. All clearing, grading and other construction activities must comply with the terms and conditions of the said permit. In the event that any Owner fails to comply with the terms of the permit, the Association shall have the right to enter upon the premises to bring any Lot into compliance and levy a special assessment against the Lot for any costs incurred as a result thereof.

The Association shall be responsible for the maintenance, operation and repair of the stormwater management system. Maintenance of the stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District and any other governmental agency having jurisdiction. The Association shall and does hereby agree to accept assignment of any and all permits related to the stormwater management system and/or any other environmental permit required by any governmental or quasi-governmental agency having jurisdiction from time to time and shall be bound to abide by all of the conditions imposed in such permit(s)."

"5.26 Jurisdictional Areas.

(a) The plat of the Property may depict certain wetland jurisdictional lines and/or environmental buffer zones, and/or conservation easements as established by the St. Johns River Water Management District, Army Corps of Engineers or the Department of Environmental Protection. No Owner shall build, construct, modify, or in any manner alter the land lying waterward of such jurisdictional lines and/or environmental buffer zones and/or lands lying within any conservation easement without obtaining a permit from the applicable agency. Any Owner violating this provision shall indemnify and hold Developer, Builder and Association harmless from all fines, penalties, costs or damages arising out of such violation.

(b) Pursuant to the provisions of Section 704.05(1)(A)(1) Florida Statutes, restrictions are hereby placed on the Property that all construction, including clearing, dredging, or filling, except that which is specifically authorized by the St.

Johns River Water Management District ("SJRWMD") or which may be authorized by a future SJRWMD Permit, which is waterward of the jurisdictional wetland line and/or environmental buffer zones of the Department of Environmental Regulation and the SJRWMD, as flagged by Environmental Services, Inc. and as may be depicted on the plat(s) of the property or future development property recorded in the public records of Duval County, Florida, is prohibited. The foregoing restriction may be enforced by the SJRWMD. Notwithstanding any other provision, the restriction set forth in this subsection (b) may not be amended without the approval of the SJRWMD.

(c) In addition, in the event that the governmental agencies having jurisdiction over the Property require the granting of a conservation easement over the Property or any part thereof, the Owners of any land subject to the conservation easement shall abide by all restrictions contained therein."

4. **Voting Rights.** As provided in Section 2.2, Article II, of the Declaration, the number of votes of the Class B Member is hereby increased by the addition of 98 votes, representing one vote for each planned Lot plus one vote. If the actual number of lots in Plum Tree, Unit Two A and Unit Two B differs from the anticipated number of 97 Lots, upon the recording of such plat the number of votes of the Class B Member shall be appropriately adjusted.

5. Except as expressly modified herein, the Declaration shall remain in full force and effect.

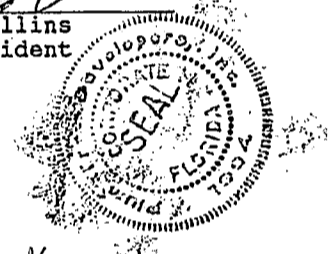
IN WITNESS WHEREOF, the Developer has caused this instrument to be executed and set its seal all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

PLUM TREE DEVELOPERS, INC.

*Beverly J. Holland*  
*Jacquelyn R. Heubler*  
Beverly J. Holland  
Jacquelyn R. Heubler

By *[Signature]*  
S. D. Collins  
Its President



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was acknowledged before me this 28<sup>th</sup> day of April, 1997, by J. D. Collins, President of PLUM TREE DEVELOPERS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

*Beverly J. Holland*  
Notary Public, State of Florida

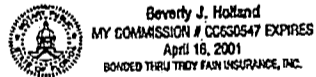


Exhibit "A"

Page 1 of 3

PARCEL NO. 1

A portion of Tracts 15 and 16, Block 3 and a portion of Tracts 9, 10, 11, 12, & 13, Block 4, Section 20, together with a portion of Tracts 1 and 2, Block 2 and a portion of Tracts 4, 5, 6, & 7, Block 1, Section 29, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 20, Township 3 South, Range 25 East; thence South 89°08'47" West, along the Southerly line of said Section 20, a distance of 425.33 feet, to the Westerly right-of-way line of Old Middleburg Road (a 66 foot right-of-way as now established); thence continue South 89°08'47" West, along said Southerly line of Section 20, a distance of 597.49 feet, to the Easterly line of Tract 13, Block 4 of the aforesaid Section 20, and the POINT OF BEGINNING; thence North 00°39'30" East, along last said line, 141.59 feet; thence North 46°57'03" West, 81.86 feet, to the Westerly boundary of Plum Tree Unit One, as recorded in Plat Book 44, Pages 54, 54A through 54E, of the Current Public Records of said county; thence Northwesterly, Southwesterly, and Northeasterly, along said Westerly boundary of Plum Tree Unit One, run the following seven (7) courses and distances: Course No. 1: North 46°57'03" West, 175.00 feet; Course No. 2: North 41°28'01" West, 173.29 feet; Course No. 3: South 72°28'12" West, 174.84 feet; Course No. 4: North 70°45'14" West, 263.97 feet; Course No. 5: North 61°48'37" West, 312.15 feet; Course No. 6: North 08°39'40" West, 145.88 feet; Course No. 7: North 23°40'48" East, 17.17 feet; thence South 68°34'50" West, 145.18 feet; thence South 66°36'35" West, 60.04 feet; thence South 66°11'31" West, 105.13 feet; thence North 72°13'11" West, 54.50 feet; thence South 55°43'01" West, 202.82 feet; thence South 21°05'46" West, 70.40 feet; thence South 55°43'01" West, 120.17 feet; thence North 37°21'26" West, 4.94 feet; thence South 55°43'08" West, 133.74 feet; thence South 34°16'52" East, 16.04 feet; thence South 55°43'08" West, 105.00 feet; thence North 34°16'52" West, 400.00 feet; thence North 60°41'10" West, 165.77 feet; thence North 89°02'49" West, 174.86 feet, to the Westerly line of said Tract 15, Block 3; thence South 00°57'11" West, along last said line, and along the westerly line of said Tract 16, Block 3, a distance of 377.67 feet; thence South 89°02'49" East, 103.37 feet; thence South 34°16'52" East, 333.82 feet; thence South 25°23'31" West, 157.86 feet; thence South 37°29'21" West, 234.40 feet; thence North 89°45'13" West, 88.16 feet, to the westerly line of said Tract 1, Block 2, Section 29; thence South 00°14'47" West, along last said line, and along the westerly line of said Tract 2, Block 2, Section 29, a distance of 1105.46 feet; thence North 45°00'40" East, 1166.55 feet; thence North 55°43'08" East, 599.19 feet;

Book 8603 Pg 2352

Exhibit "A"

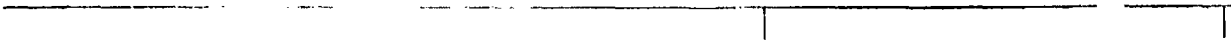
Page 2 of 3

thence South 34°16'52" East, 250.14 feet; thence North 66°34'43" East, 531.50 feet; thence North 04°47'18" East, 56.24 feet; thence South 88°57'27" East, 70.39 feet; thence North 66°42'39" East, 45.07 feet; thence North 04°47'18" East, 136.25 feet, to the aforesaid Southerly line of Section 20; thence North 89°08'47" East, along last said line, 314.99 feet, to the POINT OF BEGINNING.

Book 8603 Pg 2353

Containing 53.28 acres, more or less.

97-126-1  
February 27, 1997



PARCEL NO. 2

A portion of Tracts 9 and 11, Block 4, Section 20, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, being more particularly described as follows:

Book 8603 P# 2354

BEGIN at the Northwest corner of Lot 85, as shown on the plat of Plum Tree Unit One, as recorded in Plat Book 44, Pages 54, 54A through 54E, inclusive of the Current Public Records of said county; thence North 64°32'58" West, 29.06 feet; thence North 87°51'04" West, 60.01 feet; thence South 85°53'06" West, 58.07 feet; thence South 79°34'02" West, 58.75 feet; thence South 60°14'27" West, 137.10 feet, to the arc of a curve to the Southeast; thence Southeasterly, along and around the arc of said curve, concave Southwesterly, having a radius of 2030.00 feet, an arc distance of 251.65 feet, said arc being subtended by a chord bearing and distance of South 26°47'08" East, 251.49 feet; thence South 66°19'12" East, 78.15 feet, to the Westerly boundary of the aforementioned Plum Tree Unit One; thence Northeasterly and Southeasterly, along said Westerly boundary of Plum Tree Unit One, run the following four (4) courses and distances: COURSE NO. 1: North 23°40'48" East, 160.17 feet; COURSE NO. 2: North 08°48'47" East, 60.00 feet; COURSE NO. 3: South 81°10'13" East, 11.23 feet; COURSE NO. 4: North 14°37'52" East, 119.71 feet, to the POINT OF BEGINNING.

Containing 1.37 acres, more or less.

For: Stokes - Collins

97-126-2.doc  
February 27, 1997

Book 9045 PB 507

Record and Return To:  
J. D. Collins, President  
Plum Tree Developers, Inc.  
3840 Crown Point Road, Suite A  
Jacksonville, FL 32257

Bk: 9045  
Pg: 507 - 528  
Doc# 98202902  
Filed & Recorded  
08/19/98  
01:50:45 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 100.50

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF PLUM TREE, UNIT TWO

THIS SUPPLEMENTAL DECLARATION made this 18th day of August, 1998, by PLUM TREE DEVELOPERS, INC., whose address is 3840 Crown Point Road, Suite A, Jacksonville, Florida 32257 (hereinafter called "Developer");

W I T N E S S E T H:

WHEREAS, Developer has developed certain real property in Duval County, Florida and subject said lands to certain Covenants and Restrictions, more particularly described as that certain Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Volume 6675, page 285, of the current public records of Duval County, Florida (hereinafter referred to as the "Declaration"), said Declaration being amended in instruments recorded in Official Records Volume 6739, page 2053, Official Records Volume 7108, page 1661, and Official Records Volume 8240, page 164, all of said public records, and that certain Annexation Amendment recorded in Official Records Book 8603, page 2349, of the current public records of Duval County, Florida; and

WHEREAS, Developer is desirous of recording this Supplemental Declaration so that said Supplemental Declaration shall subject the real property more fully described as Plum Tree, Unit Two, according to the plat thereof as recorded in Plat Book 52, pages 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I and 17J, of the current public records of Duval County, Florida ("Plum Tree, Unit Two"); and

WHEREAS, the original developer, Stokes-Collins & Company, Inc., a Florida corporation, has assigned all of its rights, powers, duties and obligations as developer to Plum Tree Developers, Inc. by Assignment of Developer's Rights and recorded in the current public records of Duval County, Florida, prior to the recording of this Supplemental Declaration; and

WHEREAS, Developer is the owner of that certain real property more particularly described as Plum Tree, Unit Two, according to the plat thereof as recorded in Plat Book 52, pages 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I and 17J, of the current public records of Duval County, Florida; and

WHEREAS, Developer desires to record this Supplemental Declaration;

NOW, THEREFORE, Developer declares that this Supplemental Declaration shall apply to Plum Tree, Unit Two and declares that said land shall be held, transferred, sold, conveyed and occupied subject to the Covenants, Conditions, Restrictions and Easements as originally recorded and amended from time to time and this Supplemental Declaration, all of which are for the purpose of protecting the value and desirability of said property and which shall run with the title to Plum Tree, Unit Two and any other subsequent units appropriately annexed from time to time under the Declaration subsequent to the date hereof and shall be binding upon any owners thereof, their heirs, successors, assigns and mortgagees.

1. Attached hereto as Exhibit "A" and by reference incorporated herein is the Supplemental Covenants, Conditions and Conditions for Plum Tree, Unit Two (hereinafter referred to as the "Supplemental Covenants"). The Supplemental Covenants shall constitute the Supplement Declaration as hereinabove described.

2. Wherever the Declaration or any amendments thereto are in conflict with the Supplemental Covenants, the Supplemental Declaration shall prevail.

3. Any terms, conditions or obligations that are not in accord with the Supplemental Covenants the terms, conditions and obligations of the Supplemental Covenants shall prevail.

4. Except as expressly modified herein, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed and set its seal all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

PLUM TREE DEVELOPERS, INC.


*Beverly J. Holland*  
*Beverly J. Holland*  
*Jacquelyn R. Holland*  
STATE OF FLORIDA  
*Jacquelyn R. Holland*

By: *J. D. Collins*  
J. D. Collins, President

COUNTY OF DUVAL

The foregoing was acknowledged before me this 18th day of August, 1998, by J. D. Collins, the President of PLUM TREE DEVELOPERS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

*Beverly J. Holland*  
Notary Public  
My Commission Expires:

 Beverly J. Holland  
MY COMMISSION # C0630647 EXPIRES  
April 16, 2001  
BONDED THROUGH TRU FARM INSURANCE, INC.

Record and Return To:  
J. D. Collins, President  
Plum Tree Developers, Inc.  
3840 Crown Point Road, Suite A  
Jacksonville, FL 32257

EXHIBIT "A"

Book 9045 Pg 509

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
PLUM TREE, UNIT TWO

THIS DECLARATION, made this 14th day of August, 1998, by PLUM TREE DEVELOPERS, INC., whose address is 3840 Crown Point Road, Suite A, Jacksonville, Florida 32257 (hereinafter called "Developer");

W I T N E S S E T H:

WHEREAS, Developer is the Owner of certain real property more fully described as PLUM TREE, UNIT TWO, according to the plat thereof as recorded in Plat Book 52, pages 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I AND 17J, of the current public records of Duval County, Florida; and

WHEREAS, Developer is now or may become the owner of certain other real property adjacent or contiguous to the Property (hereinafter referred to as the "Future Development Property") and Developer desires to reserve the right to develop all or a portion of the Future Development Property in a manner consistent with this Declaration of Covenants, Conditions and Restrictions of PLUM TREE, UNIT TWO (hereinafter referred to as the "Declaration") and to annex all or a portion of the Future Development Property to the terms of this Declaration and require that the owners of lots in such Future Development Property be members of the Association known as Plum Tree Homeowners Association, Inc. as created herein; and

WHEREAS, Developer desires to provide for the preservation of the values and amenities of the Property and for the care and maintenance of certain "Common Areas" and/or "Maintenance Areas" (as such terms are hereinafter defined) and to this end, desires to subject the Property, together with such additions thereto as may hereafter be made, to the Declaration which is hereby declared to be for the benefit of the Property and each and every owner of any and all parts thereof, their respective heirs, successors and assigns, and shall be deemed to run with title to the Property.

NOW, THEREFORE, Developer declares that the real Property described in the plat of PLUM TREE, UNIT TWO, according to plat thereof, recorded in Plat Book 52, pages 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I AND 17J, of the current public records of Duval County, Florida (referred to hereinafter as "Property") and such other properties as are or may be subsequently annexed to this Declaration as hereinafter set forth, are and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, easements, charges and liens, contained herein (sometimes hereinafter referred to as "Covenants and Restrictions"), all of which are for the purpose of protecting the value and desirability of the Property and which shall run with the title to the Property, or any part thereof, and shall be binding upon any owners thereof, their heirs, successors, assigns and mortgagees.

ARTICLE I. DEFINITIONS

1.1 Annexation. "Annexation" shall mean and refer to the addition of the Future Development Property and/or any other lands contiguous to the property or contiguous to the Future Development property, at the option of Developer, to the Property and the subjection of such property to the terms and conditions set forth in this Declaration. Annexation shall be accomplished by Developer recording an amendment to this Declaration in the current public records of Duval County, Florida, describing the property to be annexed and stating that such property is subject to all the terms, covenants, conditions and restrictions of this Declaration.

1.2 Articles. "Articles" shall mean and refer to the Articles of Incorporation of the Association.

1.3 Assessment. The term "Assessment" as used herein shall mean and refer to the share of Association Expenses assessed from time to time against a Lot and the Owner(s) thereof.

1.4 Assessment Period. "Assessment Period" shall be the same period as a calendar year, from January 1 to December 31 of any given year.

1.5 Association. "Association" shall mean and refer to Plum Tree Homeowners Association, Inc., a corporation not-for-profit, organized or to be organized pursuant to Chapter 617, Florida Statutes, and its successors and assigns.

1.6 Association Expenses. "Association Expenses" shall mean and refer to the expenses and charges described in this Declaration, incurred or to be incurred by the Association and assessed or to be assessed against the Lots and the Owners thereof through annual or special Assessments.

1.7 Board of Directors. "Board of Directors" shall mean and refer to the Board of Directors of the Association.

1.8 Common Area. "Common Area" shall mean and refer to that portion of the Property which is owned by the Association and which is intended for the common use and enjoyment of the Owners, including, but not limited to, the stormwater systems to be constructed in accordance with the requirements of the St. Johns River Water Management District, the Department of Environmental Protection and/or the U.S. Army Corps of Engineers, and the areas shown on the recorded plat as "Stormwater Retention Ponds" or "Easements" which connect the Stormwater Retention Ponds with other drainage facilities. The Common Area shall include only those areas conveyed by the Developer to the Association pursuant to the provisions of this Declaration. In addition, Developer shall have the right, but not the obligation to construct recreation areas within certain Lots or lands in Plum Tree or other common areas as the Developer may designate from time to time within the Future Development Property and to include those facilities in the Common Area.

1.9 Developed Lot. "Developed Lot" shall mean and refer to any Lot owned by anyone other than Developer on which permanent improvements, including a single-family dwelling, are located.

1.10 Developer. "Developer" shall mean and refer to PLUM TREE DEVELOPERS, INC., its successors and assigns.

1.11 Future Development Property. "Future Development Property" shall mean and refer to that certain property adjacent or contiguous to the Property and Plum Tree, Unit One as Developer may determine from time to time.

1.12 Lot. "Lot" shall mean and refer to any of the Lots shown upon the recorded subdivision plat of the Property and the Future Development Property, if such property is annexed as herein set forth. Unless set forth to the contrary, the term "Lot" shall include both Developed Lots and Undeveloped Lots.

1.13 Maintenance Area. "Maintenance Area" shall mean and refer to those portions of the Property or improvements thereto which are not owned by the Association but are maintained by the Association from time to time, including without limitation, all of the stormwater systems to be constructed in accordance with the requirements of the St. Johns River Water Management District, the Department of Environmental Protection and/or the U.S. Army Corps of Engineers and the surface waters of any areas designated as "Stormwater Retention Ponds" or "Easements" or "Maintenance Area" on the recorded plats, medians or rights-of-way abutting public streets, the entrance way(s) to the subdivision including landscaping, fencing and signage, and decorative or border fencing or walls, if any, constructed by the Developer upon the boundaries of the Property.

1.14 Member. "Member" shall mean and refer to all Owners of Lots, who by virtue of such ownership become Members of the Association as provided in Section 2.1.

1.15 Owner. "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 Property or the Future Development Property, if such property is developed and annexed as herein set forth, including contract sellers. The term "Owner" shall not mean or refer to any mortgagee, grantee or beneficiary under a mortgage, deed of trust or security deed unless and until such mortgagee, grantee or beneficiary has acquired title pursuant to foreclosure or any proceeding or conveyance in lieu of foreclosure.

1.16 Property. "Property" shall mean and refer to all the land described in the plat of PLUM TREE, UNIT TWO.

1.17 Stormwater Management System. "Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

1.18 Undeveloped Lot Owned By Developer. "Undeveloped Lot Owned By Developer" shall mean and refer to any Lot which is owned by Developer.

**ARTICLE II. MEMBERSHIP AND VOTING RIGHTS  
IN THE ASSOCIATION**

2.1 Membership. Every Owner of a Lot shall be a Member of the Association. Such membership shall be coincident with the ownership of the Lot, and shall not be separately transferable. Membership shall cease upon the transfer or termination of ownership. Provided, however, in the event that an Owner leases the improvements on his Lot to a tenant, such tenant shall be entitled to the use of the Common Area but the Owner shall remain liable for all Assessments, for compliance with the terms and conditions with the Articles, Bylaws and this Declaration and, unless specifically transferred, shall retain all voting rights.

2.2 Voting Rights. The Association shall have two classes of voting membership:

Class A - Class A Members shall be all Owners who have taken title to one or more Lots, excluding the Developer. A Class A Member shall be entitled to one vote for each Lot owned by such Member. When a Lot is owned by more than one person, all such persons shall be Members. The vote for such Lot shall be exercised as the Owners determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B - The Class B Member shall be Developer, which shall be initially entitled to a number of votes equal to the number of Lots in the Property, plus one. The total number of votes of the Class B Member shall be increased at the time of annexation of Future Development Property to a number equal to the number of Lots included on the plat of the Property and the Future Development Property, plus one. The total number of votes of the Class B Member shall increase as herein set forth each time a portion of the Future Development Property is annexed as provided in this Declaration. Class B Membership shall terminate upon the happening of one of the following events, whichever first occurs: (i) when Developer has conveyed one hundred percent (100%) of the Lots located on the Property and the Future Development Property, if annexed as herein provided, or (ii) at such earlier date as Developer, in his sole discretion, may determine.

2.3 Membership and Voting Procedure. The Articles and Bylaws of the Association shall more specifically define and describe the procedural requirements for the Association and voting procedures, but shall not substantially alter or amend any of the rights or obligations of the Developer as set forth herein.

#### ARTICLE III. PROPERTY RIGHTS IN THE COMMON AREA AND MAINTENANCE AREAS

3.1 Members' Easement of Enjoyment. Subject to the provisions of Section 3.3 of this Article III, every Member shall have and is hereby granted a right and easement for ingress, egress and of enjoyment in and to the Common Area as shown on any plat of the Property or the Future Development Property and an easement for drainage over and into the Maintenance Areas. Such easements shall be appurtenant to and shall pass with the title to each Lot whether or not the same shall be referred to in any deed conveying title to any Lot.

3.2 Title. Developer shall convey to the Association the fee simple title to the Common Area, if any, by special warranty deed subject to covenants, easements, conditions and restrictions of record, at such time as the improvements thereon, if any, are complete, and if unimproved, at such time as it so determines, provided that the Common Area shall be conveyed no later than the termination of the Class B Membership. The title to the Maintenance Areas shall not be conveyed to the Association, but the obligation for maintenance and repair as set forth herein, shall be the Association's.

3.3 Extent of Members' Easements. The easements created hereby shall be subject to the following:

(a) The right of the Developer, and of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of improving the Common Area and in aid thereof, to mortgage the Common Area. In the event of a default upon such mortgage, the lender's rights thereunder shall be limited by the rights of the Members as described therein; and

(b) The right of the Association to take such steps as are reasonably necessary to protect the Common Area against foreclosure; and

(c) The right of the Association to suspend the enjoyment of the Common Area by, and voting rights of, any Member for a period during which any assessment remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations; and

(d) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility. Prior to the termination of the Class B Membership, such dedication or transfer may be effected by the Developer without further consent from the Owners or its mortgagees. Subsequent to the termination of the Class B Membership, no such dedication or transfer shall be effective until agreed to by a vote of two-thirds (2/3) of the votes of the Owners of all Lots and unless an instrument has been recorded, signed and sworn to by the Secretary of the Association stating that such a vote was duly held and that two-thirds (2/3) of the votes representing all Lots favored such dedication or transfer. Provided, however, the granting of an easement, license or permit over the Common Area by the Association shall not be deemed to be a dedication or transfer of the Common Area requiring approval as provided herein but may be granted by the Association without further consent of the Owners or its mortgagees; and

(e) The right of tenants of Members to use the facilities on the Common Area; and

(f) The right of the Developer and/or the Association to make certain rules and regulations concerning the use of the Common or Maintenance Areas.

#### ARTICLE IV. COVENANT FOR MAINTENANCE ASSESSMENT

4.1 Creation of the Lien and Personal Obligation of Assessments. The Developer, for each Lot owned by it within the Property, hereby covenants, and each owner of a 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 Assessment or charges, and (2) special 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 Lot and shall constitute a lien upon the Lot against which each such Assessment is made, which lien shall attach upon the recording in the public records of Duval County, Florida, a claim of lien, specifying the amount of the lien then due, together with reasonable attorney's fees, costs and interest thereon, which claim of lien shall be signed by an officer of the Association. 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 Lot at the time when the Assessment fell due. The delinquent Assessment shall remain a lien against the Lot until paid, except as provided in Section 4.9.

4.2 Purpose of Assessments. The Assessments levied by the Association shall be used to promote the health, safety, and welfare of the residents of the Property, for the expenses of performing the duties or rights of the Association as set forth in this Declaration, Articles and Bylaws, and for the improvements and maintenance of the Common and Maintenance Areas including payment of taxes, if any, thereupon and the cost of insurance as may be deemed necessary or prudent by the Board of Directors.

4.3 There shall be two classes of Assessment:

Class A "Developed Lots": The initial Assessment for Developed Lots shall be an amount not to exceed the maximum annual assessment, as the same can be modified as set forth in Section 4.4 below.

Class B "Undeveloped Lots Owned By Developer": The initial annual Assessment for Undeveloped Lots Owned By Developer shall be \$-0-.

4.4 Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Maximum Annual Assessment for Class A shall be \$250.00 per Lot, which will include the costs and expenses of performance of all the duties and obligations of the Association set forth herein, provided, however, in the event that the Developer elects, in its sole discretion, to construct a recreational facility upon the Common Area, the Assessment may be increased above the maximum annual assessment to include the cost of maintenance of the improved Common Area; which increased Assessment amount shall become the new maximum annual assessment for that year.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Maximum Annual Assessment shall be increased each year by the Board of Directors of the Association not more than ten percent (10%) above the Maximum Annual Assessment for the previous year without a vote of the Membership, provided, however, if recreational facilities are added, at Developer's option, the Assessment may be increased by not more than ten percent (10%) of the Maximum Annual Assessment for the previous year by the Developer without the consent of any Lot Owner or his or her mortgagee in an amount sufficient to pay the cost of maintenance and repair of said recreational facilities.

(b) From and after January 1 of the year immediately following conveyance of the first Lot to an Owner, the Maximum Annual Assessment may be increased by the Developer by more than ten percent (10%) above the Maximum Annual Assessment for the previous year in the event the Developer has added recreational facilities, by an amount sufficient to pay the cost of maintenance and repair of such recreational facility or, for other purpose, by a vote of two-thirds (2/3) of Members of each class of membership who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual Assessment for Developed Lots at an amount not in excess of the Maximum Annual Assessment (as the same may be modified upon the addition of recreational facilities as described above). The Undeveloped Lot assessments and the applicable increases thereof as provided above, shall be established in the proportions as set forth in Section 4.3.

4.5 Special Assessment. Special Assessments shall be levied and paid in the same manner as heretofore provided for regular Assessments. Special Assessments can be of two kinds: (a) those chargeable to all Members in the same proportions as regular Assessments to meet shortages or emergencies, to construct, reconstruct, repair or replace all or any part of the Common or Maintenance Areas and for such other purposes as shall be approved by a majority of all votes of the classes of Members; or (b) those assessed against one Owner alone to cover repairs or maintenance for which such Owner is responsible and which he has failed to make, which Special Assessment may be approved by the Board.

4.6 Date of Commencement of Annual Assessments; Due Dates. The annual Assessments provided for herein shall commence as to all Lots on the first day following the conveyance of the first Developed Lot to an Owner. The annual Assessment as a Developed Lot 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 thirty (30) days in advance of each annual Assessment period. Written notice of the annual Assessment shall be sent to every Owner subject thereto; provided, however, failure to send such notice shall not affect the liability or lien for the Assessment. Unless determined to the contrary by the Board of Directors, the annual Assessment shall be due and payable on the first day of April of each year.

4.7 Association Certificate of Payments. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether 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 shall be binding upon the Association as of the date of its issuance.

4.8 Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate permitted by law. The Association may bring an action at law against the Owner or foreclose the lien against the Lot of the Owner. No Owner may waive or otherwise escape liability for the Assessments provided for herein by abandonment of his Lot.

4.9 Subordination of the Lien of Mortgages. The lien of the Assessment provided for herein shall be subordinate to the lien of any 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 Assessments as to payments which became due prior to such sale or transfer; provided, however, the personal obligation to pay the Assessment shall not be extinguished. No sale or transfer shall relieve such Lot or the Owner thereof from liability from any Assessments thereafter becoming due or from the lien thereof.

4.10 Capital Contribution Assessment. Upon the first conveyance of a Lot to any person(s) or entity other than to an entity affiliated with the Developer, there will be due upon the closing of the sale of the lot a Capital Contribution Assessment of \$100.00. Each Lot will be subject to the Capital Contribution Assessment only once, all future conveyances of any such Lot being exempt.

#### ARTICLE V. COVENANTS AND RESTRICTIONS

**WARNING: DO NOT COMMENCE ANY IMPROVEMENTS WITHOUT OBTAINING WRITTEN APPROVAL FROM THE DEVELOPER/DECLARANT.**

5.1 Approval of Improvement. Except as originally constructed by the Developer, no building, fence, wall, or other structure or landscaping shall be commenced, erected or maintained upon any Lot nor shall any exterior addition to or change or alteration therein be made, including without limitation, exterior painting, until the plans and specifications showing the nature, kind, shape, height, materials, exterior color (including paint color), and location of the structure with respect to topography and finished grade elevations, shall have been submitted to and approved in writing as to quality of workmanship and materials, conformity and harmony of external design and location in relation to surrounding structures and topography and finished grade elevations, by the Developer, or

by an Architectural Review Committee composed of one (1) or more representatives appointed by the Developer or a representative designated by a majority of the members of said committee. Requests for approval shall be in writing delivered to Developer, or Developer's appointed representative, or Architectural Review Committee by certified return/receipt mail. In the event the Developer, or its designated committee, fails to approve or disapprove such design and location within sixty (60) days after the plans and specifications have been submitted to it at the corporate office, such plans and specifications shall be deemed approved and the requirements of this Section 5.1 shall be satisfied. However the inaction of the Developer or Architectural Review Committee shall not entitle any lot owner to violate any of the requirements of this Declaration of Covenants and Restrictions. The right of approval set forth herein shall pass to the Board of Directors of the Association upon termination of the Class B Membership as provided in Article II of this Declaration.

An Owner whose plans and specifications are approved or an Owner who undertakes the making of improvements without such approval agrees, and shall be deemed to have agreed, for such Owner, his heirs, personal representatives, successors, and assigns, as appropriate, to hold the Developer, the Association or any Architectural Review Committee harmless from any liability or damage to the Lot or the Property and from expenses arising therefrom and shall be solely responsible for the maintenance, repair and insurance thereof.

Neither the Developer, members of the Architectural Review Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and its designated representative shall remain in Developer unless and until assigned to another party.

5.2 Use Restrictions. No structures of any kind shall be erected, altered, placed or permitted to remain on any Lot other than: (A) (i) one single-family dwelling, not to exceed two and one-half stories in height; (ii) one private garage to accommodate up to two (2) cars or three (3) cars with approval of Developer; and (iii) one-story building for storage located to the rear of the back building line of the dwelling, and having not more than one hundred forty-four (144) square feet of floor space, to be located in fenced area; or (B) recreational facilities in the event the Developer elects, in its sole discretion, to construct such recreational facilities upon one or more Lots, and in which event the restrictions contained in this Article V shall not apply. In addition, nothing herein contained shall be construed to prevent Developer from using any Lot for a right-of-way for road purposes or easements, in which event none of the restrictions herein shall apply.

5.3 Fences. No fence or wall shall be erected, placed or altered on any Lot nearer to the street than the minimum building set back line. All fences constructed on the Lots shall be six (6) feet in height and shall be six (6) inch board shadow box design, except that in homes with a garden bath, there may be a privacy fence constructed of six (6) inch board on board for visual obscurity which may be up to eight (8) feet in height. Said eight foot (8') fencing shall be limited to the immediate area sufficient to provide visual obscurity for the garden bath window. The fencing material may be wood or alternatively vinyl/PVC. However, no fencing shall be commenced without prior approval by the Architectural Review Committee. Fencing shall be installed with the finish side of fence material facing the outside and all support post and fencing framing shall face the inside.

As to Lots which include Stormwater Retention Ponds (as hereinafter defined), no fence shall be erected closer to the Stormwater Retention Ponds than the "top of bank" as designated on the recorded plat of the Property. Any such fence shall be four feet (4') in height along said "top of bank" boundary. All lake boundary fencing shall be constructed of shadow box design or alternatively the lake boundary fencing may be constructed of metal or vinyl/PVC, painted black in color, with spacing between pickets not more than four inches (4") (see Exhibit "A" attached). In the event metal fencing is to be used to enclose a swimming pool on a stormwater retention pond lot, Lot owner is responsible to verify local code requirements for swimming pool fencing (see Exhibit "A" attached).

As to Lots with rear property lines which back up to Wetland Preserve Areas or Conservation Easement lands which may be designated on the recorded plat of the Property, no fence shall be erected along the rear property line higher nor lower than six feet (6') in height, except that the fence may be four feet (4') in height and shall be six inch (6") shadow box design or may be constructed of metal, painted black in color, with spacing between pickets not more than four inches (4").

Notwithstanding the foregoing, prior to construction of any fence on any Lot, approval as required by Section 5.1 shall be obtained. This restriction does not apply to any perimeter fencing, trees or landscaping which have been or may be created in the future by the Developer or its successor, and any perimeter or boundary fence constructed by or at the instruction of the Developer shall be deemed in compliance with these covenants.

5.4 Set Back Lines. No structure of any kind shall be located on any Lot nearer than (i) twenty-five feet (25') to the front lot line, (ii) ten feet (10') to any side street line, (iii) ten feet (10') to the rear lot line, or (iv) seven and one-half feet (7.5') to any side lot line. An outbuilding for storage may be located not closer than seven and one-half feet (7.5') to any side lot line.

In any event, no structure of any kind shall be located on any Lot nearer to the front lot line, nor nearer to any side street line, nor nearer to any side lot line than that which is permitted by applicable zoning from time to time, as the same may be modified by variance, exception, or other modification. If any one dwelling is erected on more than one Lot, or on a building plot composed of parts of more than one Lot, the side line restrictions set forth above shall apply only to the extreme sidelines of the building plot occupied by such dwelling. Nothing herein contained shall be construed to prevent Developer from reducing the building restriction lines with the prior written approval of the governmental agencies or departments having jurisdiction.

No structure or other improvement or change in the topography of the land shall be erected or made which interferes in any respect with the drainage or utility easements shown on the subdivision plat, public records of Duval County, or easements of any kind referenced to in this Declaration.

5.5 Lot Size. No dwelling shall be erected or placed on any Lot having a width of less than sixty feet (60') at the front building set back line except cul-de-sac Lots in the turning radius shall have a minimum width of thirty-five feet (35') at the front Lot line, nor shall any dwelling be erected or placed on any Lot having an area of less than six thousand (6,000) square feet; provided, however, that each Lot shown on the existing subdivision plat shall be deemed to comply with this Section 5.5. The use of

two or more fractional Lots shall be permitted if the square foot area and width comply with this provision.

5.6 Minimum Square Footage. The total heated living area of the main structure, excluding garages, porches and storage rooms, shall not be less than one thousand one hundred (1,100) square feet.

5.7 Landscaping. The mass indiscriminate cutting down of trees is expressly prohibited without the written consent of the Developer or its representative or the Architectural Review Committee described in Section 5.1 herein except in those areas where building and other improvements shall be located; *i.e.*, homes, patios, driveways, gardens, parking and recreational areas, etc. Also, selective cutting and thinning for lawns and other general improvements shall be permitted. All disturbed areas on any Lot must be seeded or covered with sod or mulch and maintained to present a pleasing appearance, to prevent the growth of weeds and to prevent erosion. It is the responsibility of each 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. In addition, if the Lot Owner fails to maintain his or her lawn and landscaping, the Developer (for so long as there is a Class B Membership and thereafter the Association) shall have the right, but not the obligation, to enter upon any such Lot to perform such maintenance work which may be reasonably required, all at the sole expense of the Lot Owner, which expense shall be payable by the Lot Owner to the Developer or the Association upon demand. All related costs incurred by the Developer or the Association incident to the aforementioned maintenance shall be recoverable by the Developer, said cost to include a reasonable attorney's fees for the collection of same, in a court of competent jurisdiction. Should the Declarant elect rather than file suit in a court of competent jurisdiction for the collection of aforementioned enumerated costs and expenses, the Declarant shall have the right to file a lien against the subject property where said correction of any violation has occurred and shall have all the rights enumerated in these Covenants and Restrictions as the Association concerning the collection of said cost and expenses in the enforcement of such lien.

5.8 Developer's Right to Re-Subdivide. The Developer may re-subdivide or replat the Property in any way it sees fit for any purpose whatsoever consistent with the development of the Property provided that no dwelling shall be erected upon or allowed to occupy any Lot within such replatted or re-subdivided land which has an area less than six thousand (6,000) square feet. The restrictions herein contained, in case of any such replatting or re-subdividing, shall apply to each Lot as replatted or re-subdivided. In addition, the Developer may re-subdivide one or more Lots to provide for roadway purposes and easements.

5.9 Prohibited Activities. No trade, business, noxious or offensive activity, in the sole opinion of the Developer (until the termination of the Class B Membership and thereafter the Association), shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No immoral, improper, offensive or unlawful use shall be made of the Lots or any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacements, modification or repair of the Lots shall be the same as is elsewhere herein specified. No garage shall at any time be used as a residence or enclosed and incorporated into a residence, except that the Developer and/or a builder buying Lots from Developer, with Developer's prior approval, shall be permitted

to enclose the garage of model homes, and if the garage is so enclosed, the house cannot be sold or occupied by a tenant without the enclosed garage being converted to a garage with an approved garage door. No commercial activity shall be carried out in the residence or garage, temporarily or permanently, except for the use of said garage as a sales office by the Developer or builder, with Developer's prior approval, nor shall any structure of a temporary character be used as a residence.

5.10 Pets and Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that no more than two (2) dogs, two (2) cats, and two (2) of other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes. In any event, there shall not be more than a total of three (3) animals or pets of any type kept on any one Lot.

5.11 Clotheslines. No clothes or laundry shall be hung or clotheslines erected in front yards or carports, or side yards of corner Lots adjacent to a street. All clotheslines shall be screened from street view and shall require written permission from the Developer. Said permission may be withheld in the sole opinion of the Developer.

5.12 Parking of Wheeled Vehicles, Boats, Etc. No recreational vehicles, boats, travel trailers, motorized homes, campers, mopeds, trucks (other than pickup trucks), commercial vehicles, trailers of any kind, including, without limitation, vehicles in disrepair, may be kept or parked between the paved road and the residential structures or within the front or side yard or within the right-of-way without approval of Developer, until the termination of the Class B Membership, and thereafter of the Association. They may be so kept, if maintained completely inside a garage attached to the main residence or within the rear or side yard provided the rear or side yard is fenced so as to conceal such object from view of other Lots and roadways within the Property. Private automobiles or vehicles of the Owners bearing no commercial signs, unless in connection with their employment, may be parked in the driveway upon the Lot from the commencement of use thereof in the morning to the cessation of use thereof in the evening. Private automobiles of guests of Owners may be parked in such driveways only during the times necessary for pickup and delivery service and solely for the purpose of said service. No trailers or mobile homes may be maintained or kept on any Lot except sales and construction trailers which must have the written consent of the Developer.

5.13 No recreational vehicles, boats, boat trailers, horse trailers or any other trailer may be parked or stored in a required front yard.

5.14 Signs. No sign of any kind shall be displayed to the public view on any Lot except "For Rent" or "For Sale" signs, which signs may refer only to the particular Lot on which displayed, and shall be of materials, size, height and design approved by the Developer. The Developer may enter upon any Lot and summarily remove any signs which do not meet the provisions of this paragraph. Nothing contained in this Declaration shall prevent the Developer, or any person designated by the Developer, from erecting or maintaining such signs or other entrance features.

5.15 Aerials, Antennas and Satellite Receptor Dishes. No radio or television aerial or antenna nor other exterior electronic or electrical equipment or devices of any kind shall be installed or maintained on the exterior of any structure located on a Lot or on any portion of any Lot. Satellite dishes must be placed in a side or rear yard and fenced or otherwise screened from view so that it

is not visible from outside of the lot, including front and side streets, roads, common areas, neighboring lots or vacant land. Satellite dishes cannot exceed 18" in diameter and cannot exceed a height, including any poles or additional installation structures, of five feet (5').

**5.16 Intersection Sight Lines.** No fence, wall, hedge or shrub planting which obstructs a sight line at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines. Nothing contained in this Declaration shall prevent the Developer, or any person designated by the Developer, from erecting or maintaining such fence, wall, hedge or shrub planting.

**5.17 Encroachments.** Where a structure has been erected, or the construction thereof substantially advanced, and is situated on any Lot or Lots as now platted or on any subdivided or replatted Lot in such manner that the same constitutes a violation or violations of the Covenants and Restrictions contained in this Declaration, Developer shall have the right any time to waive such violation; provided, however, that the Developer shall waive only those violations which the Developer, in its sole discretion, determines to be minor.

**5.18 Utility Easements.** A perpetual, nonexclusive alienable and releasable easement is hereby reserved to the Developer, PLUM TREE DEVELOPERS, INC., and its successors and assigns, over, under and above a ten foot (10') strip at the rear of each Lot and over, under and above a five foot (5') strip at the side lot lines described herein and also over, under and above those easements shown on the recorded plat of the Property for the construction, installation and maintenance of drainage ditches and facilities, power, telephone, lighting, heating, gas, water, electric, sanitary and storm sewer facilities and other public or private utility installations of every kind. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The Owner of any Lot or Lots subject to such easements shall acquire no right, title or interest in or to any pipes, wires, poles, equipment or other appliances placed on, over or under said easement areas. No purchaser of a Lot or anyone claiming by, through or under any such purchaser, shall have the right to interfere at any time with any such construction, installation or maintenance operations. The Owner of any Lot or Lots subject to such easements shall remove any structures, planting, trees or shrubbery in said easement areas upon demand of Developer, PLUM TREE DEVELOPERS, INC., and its successors and assigns, where such structures, planting, trees or shrubbery interfere with the use of the said easement for the purposes for which the same have been reserved. The easements and rights hereinabove granted and reserved to Developer, PLUM TREE DEVELOPERS, INC., and its successors and assigns, shall not pass from Developer, PLUM TREE DEVELOPERS, INC., and its successors and assigns, by deed conveying any of said Lots but shall exist and continue in Developer, PLUM TREE DEVELOPERS, INC., and its successors and assigns, only or in those persons or corporations to whom Developer, PLUM TREE DEVELOPERS, INC., and its successors and assigns, shall have expressly conveyed said easements and rights. The Developer shall have the right to grant subordinate easements to utility companies, governmental bodies and others within such

easement area for the purpose of carrying out or facilitating such construction, installation and maintenance.

5.19 Water and Sewer Rights, Well Limitation. The City of Jacksonville, or its successors, has the sole and exclusive right to provide all water and sewer facilities and service to the Property. No well of any kind shall be dug or drilled on any of the Lots or tracts to provide water for personal or housekeeping use within the structures to be built upon the Lot(s), and no potable water shall be used within said structures except potable water which is obtained from the City of Jacksonville or its successors and assigns. Nothing herein shall be construed as preventing the digging of a well to be used exclusively for use in the yard or garden of any Lot or to be used exclusively for air conditioning; however, the location of said well must be approved by prior written consent of the Developer, PLUM TREE DEVELOPERS, INC., its successors and assigns, and the local Health Department and any other governmental or quasi-governmental agency which may have jurisdiction. All sewage from any buildings on any of said Lots must be disposed of through the sewerage lines and disposal plant owned by City of Jacksonville, or its successors or assigns. The City of Jacksonville is hereby granted and has a non-exclusive, perpetual and unobstructed easement and right in and to, over and under the Property as shown on the plat thereof for the purpose of ingress, egress, installation and/or repair of water facilities. Developer reserves the right to convey to the City of Jacksonville all easements required to provide water and sewer facilities and service to the Property. These restrictions shall cease at such time as the City of Jacksonville, or its successors or assigns, shall permanently cease to provide water to or take and dispose of sewage from said Lots.

5.20 Drilling and Excavation. 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 excavations 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.

5.21 Window Air Conditioning. No window air conditioning unit shall be installed on any side of a building on a Lot.

5.22 Temporary Structures. No structures of temporary character, trailer, basement, tent, shack, garage, barn or other out building, shall be used on any Lot at any time as a residence either temporarily or permanently. Nothing contained in this Declaration shall prevent the Developer or any person designated by the Developer from erecting or maintaining dwellings, model houses, or other temporary structures as the Developer may deem advisable for development, construction, storage and sales or rental purposes.

5.23 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, except that during the course of construction upon lots, the debris created by the builders shall not be required to be kept in closed containers. All equipment for the storage or disposal of such material shall be kept in clean and sanitary condition and shall not be visible from the street except on scheduled garbage pick-up days, except debris created during the course of construction as aforesaid, which shall be removed by the builder upon completion of construction.

5.24 Sewage Disposal. Each owner of a Lot shall pay when due the periodic charges or rates for the furnishing of sewage collection and disposal service. No septic tank or sewage disposal unit shall be installed or maintained on any Lot.

5.25 Stormwater Management System. The Association shall be responsible for the maintenance, operation and repair of the stormwater management system. Maintenance of the stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District. The Association shall and does hereby agree to accept assignment of any and all permits related to the stormwater management system and/or any other environmental permit required by any governmental or quasi-governmental agency having jurisdiction from time to time and shall be bound to abide by all of the conditions imposed in such permit(s).

5.26 Jurisdictional Areas.

(a) The plat of the Property may depict certain wetland jurisdictional lines and/or environmental buffer zones, and/or conservation easements as established by the St. Johns River Water Management District, Army Corps of Engineers or the Department of Environmental Protection. No Owner shall make any vegetative or topographic alterations to the land lying waterward of such jurisdictional lines and/or environmental buffer zones and/or lands lying within any conservation easement without obtaining a permit from the applicable agency. Any Owner violating this provision shall indemnify and hold Developer, Builder and Association harmless from all fines, penalties, costs or damages arising out of such violation.

(b) Pursuant to the provisions of Section 704.06(1) (A-H) Florida Statutes, restrictions are hereby placed on the Property that all construction, including clearing, dredging, or filling, except that which is specifically authorized by the St. Johns River Water Management District ("SJRWMD"), and/or U.S. Army Corps of Engineers (USCOE), or which may be authorized by a future SJRWMD/USCOE Permit, which is waterward of the jurisdictional wetland line and/or environmental buffer zones of the Department of Environmental Regulation, SJRWMD, and the U. S. Army Corps of Engineers, as flagged by Environmental Services, Inc. and as may be depicted on the plat(s) of the property or future development property recorded in the public records of Duval County, Florida, is prohibited. The foregoing restriction may be enforced by the SJRWMD/USCOE. Notwithstanding any other provision, the restriction set forth in this subsection (b) may not be amended without the approval of the SJRWMD and/or U.S. Army Corps of Engineers.

(c) In addition, in the event that the governmental agencies having jurisdiction over the Property require the granting of a conservation easement over the Property or any part thereof, the Owners of any land subject to the conservation easement shall abide by all restrictions contained therein.

(d) Environmental Permits: This Declaration is subject to the rights of the State of Florida and the United States over any portion of the Property which may be considered wetlands, marshes, sovereignty, or jurisdictional lands and the Developer has obtained certain permits to allow the development of the Property. The U. S. Army Corps of Engineers, the SJRWMD, and the Florida Department of Environmental Protection have issued permits for the

development of Plum Tree, Unit Two. The permit numbers are as follows: U. S. Army Corps of Engineers #199300252 (IP-MM) St. Johns River Water Management District #4-031-0184M3, the "permits". The construction period for works authorized by the aforementioned permits is finite, the permit(s) themselves, with their limitations and prohibitions do not expire. Every lot owner hereby accepts the obligation, responsibility and liability to comply with the requirements and terms of the portion of each permit which relates to the lot owned. The liabilities associated with compliance with their terms and conditions are the lot owner(s) responsibility and obligation. Every owner shall obtain any permit necessary prior to undertaking any dredging, filling, improving, landscaping, or removal of plant life or any other activity whatsoever within any jurisdictional lands and/or lands which are subject to a Conservation Easement existing on his lot.

(e) The Permits are issued in the name of the Association and the Association has the obligation to assure that all terms and conditions thereof are enforced. The Association shall have the right to bring an action, at law or in equity, against an Owner violating such Permits.

Provided, however, any Owner owning a lot which contains or is adjacent to jurisdictional wetlands or conservation areas as established by the ACOE or SJRWMD, shall, by acceptance of title to the lot, be deemed to have assumed the obligation to comply with the requirements of the foregoing Permits as such relates to its lot.

Except as required or permitted by the aforementioned Permits issued by the ACOE and SJRWMD, no Owner shall alter, fill, dredge, place sod or excavate, or perform similar activities on any portion of their respective lots, unless and until such activity is authorized by or exempt from the requirements of ACOE and SJRWMD.

In the event that an Owner violates the terms and conditions of such Permits and for any reason the Developer or the Association is cited therefor, the Owner agrees to indemnify and hold the Developer and the Association harmless from all costs arising in connection therewith, including without limitation, all costs and attorneys' fees, as well as costs of curing such violation.

Notwithstanding any other provisions contained elsewhere in this Declaration, the ACOE and SJRWMD shall have the rights and powers enumerated in this paragraph. The ACOE and SJRWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the stormwater management system and/or jurisdictional lands subject to the regulation of the ACOE or SJRWMD. Any repair or reconstruction of the stormwater management system shall be as permitted, or if modified, as approved by the SJRWMD. Any amendment to this Declaration which alters the stormwater management system, beyond maintenance in its original condition, including the water management portions of the common property, must have prior written approval of the SJRWMD. Any amendment to this Declaration which amends the responsibilities or obligations of the parties with respect to the ACOE Permit, must have prior written approval of the ACOE. In the event that the Association is dissolved, prior to such dissolution, all responsibility relating to the stormwater management system and the Permits must be assigned to and accepted by an entity approved by the ACOE and SJRWMD.

5.27 Common and Maintenance Areas. The Association shall maintain all of the Common and Maintenance Areas in an attractive

condition and in a manner that is harmonious with the Property and in accordance with any applicable governmental or agency permitting requirements. If the Association fails to maintain the Common and Maintenance Areas in accordance with the foregoing, the Developer shall have the right, but no obligation, to enter upon any such Common or Maintenance Area to perform such maintenance or work which may be reasonably required, all at the expense of the Association, which expense shall be payable by the Association to the Developer on demand. The Common Area cannot be mortgaged or conveyed without the consent of at least 2/3 of the lot owners (excluding the Developer).

#### ARTICLE VI. STORMWATER RETENTION PONDS

6.1. Use of Stormwater Retention Ponds. Certain Lots are hereby made subject to a non-exclusive drainage and stormwater management easement over and across all stormwater retention pond areas within any such Lot ("Stormwater Retention Ponds" hereinafter referred to as "S.R.P.s"). With respect to the S.R.P.s now existing, or which may be hereafter created within the Property, no Owner shall:

(a) pump or otherwise remove any water from such S.R.P.s for the purpose of irrigation or other use;

(b) place rocks, stones, trash, garbage, untreated sewage, rubbish, debris, ashes, or other refuse in such S.R.P.s or in any other portion of the land owned by Developer lying adjacent to or near the Property;

(c) construct, place or maintain therein or thereon any docks, piers, bulkhead or other similar facilities, without the prior approval of any governmental or quasi-governmental agency having jurisdiction and the Developer so long as there is a Class B Membership or thereafter subject to the prior approval of the Association;

(d) fish with the use of nets or with any other trap or spear;

(e) operate or maintain thereon any gas or diesel driven vehicles; provided, however, boats used for the maintenance of the S.R.P.s shall be permitted.

#### 6.2 Maintenance of Stormwater Retention Ponds.

(a) Developer, for so long as there is a Class B Membership, shall have the sole and absolute right, but no obligation, to control the surface water level of such S.R.P.s.

(b) The Association shall be responsible for the maintenance of the S.R.P.s including, without limitation, the control of the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in and on such S.R.P.s.

(c) The Lot Owner shall be required to maintain such grass, plantings or other lateral support to prevent erosion of the embankment adjacent to the S.R.P.s above the water line of the S.R.P.s and the height, grade and contour of the embankment shall not be changed without the prior consent of the Developer, for so long as there is a Class B Membership, provided, however, that no plants may be allowed to extend into or grow into the S.R.P.s. If the Lot Owner fails to maintain said embankment in accordance with the foregoing, the Developer (for so long as there is a Class B Membership and thereafter, the Association) shall have the right, but not the obligation, to enter upon any such Lot to perform such maintenance work which may be reasonably required, all at the

expense of the Lot Owner, which expense shall be payable by the Lot Owner to the Developer or Association, on demand.

6.3 Assignment of Maintenance Obligations. This Declaration cannot be terminated to extinguish the Association's obligation to maintain the S.R.P.s unless adequate provision for transferring this obligation to the then Owners of the Lots subject to the easement on a pro rata basis is made and said transfer of obligation is permitted under the then existing requirements of the St. Johns River Water Management District or its successors and the City of Jacksonville or any other governmental body that may have authority over such transfer of obligation.

6.4 Indemnification. In connection with the platting and development of the Property, the Developer assumed certain obligations in connection with the maintenance of the water in the S.R.P.s. The Developer hereby assigns to the Association and the Association hereby agrees to assume all the obligations and responsibilities for maintenance of the S.R.P.s by the Developer under the plat. The Association further agrees that subsequent to the termination of the Class B Membership it shall indemnify and hold Developer harmless from suits, actions, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of occurrence in, upon, at or from the maintenance of the S.R.P.s, occasioned wholly or in part by any act or omission of the Association or its agent, contractors, employees, servants or licensees.

#### ARTICLE VII. MISCELLANEOUS

7.1 Assignment of Developer's Rights. The Developer shall have the sole and exclusive right at any time and from time to time to transfer and assign to, and to withdraw from such person, firm, corporation, trust or other entity as it shall select, any or all rights, powers, easements, privileges, authorities and reservations given to or reserved by the Developer in this Declaration. Upon the termination of the Class B Member, the rights of the Developer hereunder shall vest automatically in the Association which shall assume all obligations thereof.

7.2 Amendments. The Developer (for so long as it is a Class B Member) reserves and shall have the right:

(a) to amend this Declaration, but all such amendments shall conform to the general purposes and standards of the covenants and restrictions herein contained;

(b) to amend this Declaration for the purpose of curing any scrivener's error, and any ambiguity in or any inconsistency between the provisions contained herein;

(c) to include in any contract or deed or other instrument hereafter made any additional covenants, restrictions and easements applicable to the Property which do not lower the standards of the covenants and restrictions herein contained;

(d) to release any Lot from any part of the covenants and restrictions which have been violated if the Developer, in its sole judgment, determines such violation to be a minor or non-adverse violation; and

(e) to amend this Declaration pursuant to the requirements of the Veterans Administration, Federal Housing Administration, Federal National Mortgage Association, its successors and assigns, St. Johns River Water management District, Department of Environmental Protection, U.S. Army C.O.E., or such

similar institutions or associations, without further consent of any of the Owners and all Owners acknowledge that such amendments shall be binding upon and shall constitute covenants running with the land irrespective of the date of amendment.

7.3 Amendment by Owners. In addition to any other manner herein provided for the amendment of this Declaration, the covenants, conditions, restrictions, easements, and charges of this Declaration may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution and recordation of an instrument executed by Owners of not less than two-thirds of the Lots shown on the recorded plat of the Lots, except that no amendment or change shall be allowed by others, without the consent of the Developer, as long as the Developer owns at least one Lot in the development.

7.4 Approval of Developer. Wherever in this Declaration the consent or approval of the Developer is required to be obtained, no action requiring such consent or approval shall be commenced or undertaken until after a request in writing seeking the same has been submitted to and approved in writing by the Developer. Such request shall be sent to Developer by Certified Mail with return receipt requested. In the event that the Developer fails to act on any such written request within sixty (60) days after the same has been submitted to the Developer as required above, the consent or approval of the Developer to the particular action sought in such written request shall be presumed; however, no action shall be taken by or on behalf of the person or persons submitting such written request which violates any of the covenants and restrictions herein contained.

7.5 Amendment of Stormwater Management System. Any amendment to the Covenants and Restrictions which alter the stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

7.6 Consent for Additional Covenants. No Lot Owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the Property.

7.7 Duration. These covenants and restrictions, as amended and added to, from time to time, as provided herein, shall, subject to the provisions hereof and unless released as herein provided, shall remain in full force and effect for a period of thirty (30) years from the date this Declaration is recorded, and thereafter the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless within six (6) months prior to the end of the thirty (30) year period from the date this Declaration is recorded, or within six (6) months prior to the end of any such ten (10) year period, as the case may be, a written instrument executed by the then Owners of a majority of the Lots shown on the plat of the Property terminating this Declaration shall be placed on record in the office of the appropriate agency of Duval County, Florida. Upon termination, the requirements of Section 6.3 must be complied with. If required under Florida law, the Developer or the Association shall have the right to cause these covenants and restrictions to be re-recorded at such intervals as necessary to continue its enforceability.

7.8 Enforcement of Covenants. If any person, firm, corporation, trust or other entity shall violate or attempt to violate any covenants or restrictions contained herein, it shall be lawful for the Developer, Association, or any Owner of any Lot: (a) to prosecute proceedings for the recovery of damages against those violating or attempting to violate any such covenant or

restriction, or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenant or restriction for the purpose of preventing or enjoining any such violation or attempted violation. The remedies contained in this Section shall be construed as cumulative of all other remedies now or hereafter provided by law. The failure of the Developer, Association, Owner or its respective 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 a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior or subsequent thereto. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the stormwater management system.

7.9 Annexation. Additional land located within the boundaries of the Future Development Property, or which is contiguous to the property or contiguous to Future Development Property, may be annexed by the Developer without the consent of Members within twenty (20) years of the date of this instrument. Developer shall record an amendment to the declaration subjecting the land described thereon to the covenants and restrictions contained herein. Developer may include in such amendment additional covenants and restrictions provided such covenants and restrictions are not inconsistent herewith.

7.10 Interpretation. In all cases the provisions set forth or provided for in this Declaration shall be construed together and given that interpretation or construction which will best effect the intent of the general plan of development of the Property. The provisions hereof shall be liberally interpreted and if necessary, they shall be so extended and enlarged by implication as to make them fully effective.

7.11 Captions. The captions of the paragraphs hereof are inserted only for convenience and are in no way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular paragraph to which they refer.

7.12 Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable and the use of the masculine pronoun shall include the neuter and feminine, wherever applicable.

7.13 Provisions Severable. The invalidation of any provision or provisions of this Declaration by judgment or court order shall not affect or modify any of the other provisions of this Declaration which shall remain in full force and effect.

7.14 Attorney's Fees. In connection with any action for the enforcement of any of the rights and obligations contained herein, the prevailing party shall be entitled to be reimbursed for all

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed and set its seal all as of the day and year first above written:

Signed, sealed and delivered in the presence of:

PLUM TREE DEVELOPERS, INC.

Beverly J. Holland  
Beverly J. Holland  
Jaqueline Robinson  
Jaqueline Robinson  
STATE OF FLORIDA

By: J. D. Collins  
J. D. Collins, President

COUNTY OF DUVAL

The foregoing was acknowledged before me this 18th day of August, 1998, by J. D. Collins, the President of PLUM TREE DEVELOPERS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

Beverly J. Holland  
Notary Public  
My Commission Expires:



Beverly J. Holland  
MY COMMISSION # 00330547 EXPIRES  
April 16, 2001  
BONDED THROUGH TROY FARM INSURANCE, INC

②

**Record and Return To:**  
J. D. Collins, President  
Crystal Springs Development, Inc.  
3840 Crown Point Road, Suite A  
Jacksonville FL 32257

Doc# 2001193695  
Book: 10097  
Pages: 2019 - 2021  
Filed & Recorded  
08/06/2001 03:08:54 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 2.00  
RECORDING \$ 13.00

**AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
PLUM TREE, UNIT TWO  
TO ANNEX  
PLUM TREE, UNIT THREE**

THIS ANNEXATION AND AMENDMENT is made on the date hereinafter set forth by Plum Tree Developers, Inc., a Florida Corporation, hereinafter referred to as "Declarant".

**WITNESSETH:**

WHEREAS, Declarant herein is the Declarant in the Declaration of Covenants, Conditions and Restrictions for Plum Tree, Unit Two recorded in Official Records Volume 9045, at page 507 of the current public records of Duval County, Florida, as has been previously amended (the "Declaration"); and

WHEREAS, pursuant to the provisions of the Declaration the Declarant is authorized to amend the Declaration; and

WHEREAS, Plum Tree Development, L.L.C. is the owner of all those certain properties in Duval County, Florida, being more particularly described as:

Plum Tree, Unit Three according to the plat thereof recorded in Plat Book 54, Pages 45, 45A, 45B, 45C, 45D and 45E of the current public records of Duval County, Florida ("Plum Tree, Unit Three"); and

WHEREAS, Declarant is desirous of amending the Declaration to subject Plum Tree, Unit Three to the Declaration, and Plum Tree Development, L.L.C. desires that Plum Tree, Unit Three be subjected to all of the covenants, conditions, restrictions, easements and other matters set forth in the Declaration and is imposed hereby:

③

NOW THEREFORE, in consideration of the premises, the Declarant, with the consent and joinder of the Owner Plum Tree Development, L.L.C. hereby desires:

1. That all lots in Plum Tree, Unit Three shall be held, sold, and conveyed subject to all the terms, easements, restrictions, covenants and conditions and other matters as set forth in the Declaration.
2. The definition of "Property" set forth in paragraph 1.16 of Article I of the Declaration and as used throughout the Declaration is hereby amended to include the

above-described Plum Tree, Unit Three.

- 3. Except as amended to include Plum Tree, Unit Three, the Declaration shall remain in full force and effect as previously recorded.

IN WITNESS WHEREOF, the Developer has executed this Amendment this 30<sup>th</sup> day of July, 2001.

Signed, sealed and delivered  
In the presence of:

PLUM TREE DEVELOPERS, INC.

Beverly J. Holland  
Witness  
Print Name: Beverly J. Holland

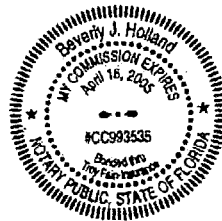
By: J. D. Collins  
J. D. Collins  
President

Susan C Harris  
Witness  
Print Name: Susan C Harris

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2001, by J. D. Collins, the President of Plum Tree Developers, Inc., a Florida Corporation. He is personally known to me.

Beverly J. Holland  
Notary Public, State of Florida  
My Commission Expires:



CONSENT AND JOINDER

The undersigned being the rightful owner of the lands sought to be annexed by this document hereby consents to the subjecting of said lands to this annexation and joins in the execution of this document to express the consent hereby granted.

PLUM TREE DEVELOPMENT, L.L.C.

Beverly J. Holland  
Witness Beverly J. Holland

By: J. Daniel Collins  
J. Daniel Collins, President  
The Collins Group, Inc. as  
Managing Member

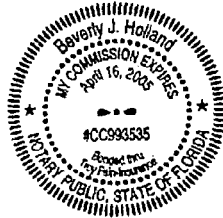
Susan C Harris  
Witness Susan C Harris

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2001 by J. Daniel Collins as President of The Collins Group, Inc. as Managing Member of Plum Tree Development, L.L.C., a Florida corporation, on behalf of the corporation. She is personally known to me.

Beverly J. Holland  
Notary Public, State of Florida  
My Commission Expires:



Book 11058 Page 2011

Record and Return To:  
J. D. Collins, President  
Plum Tree Developers, Inc.  
3840 Crown Point Road, Suite A  
Jacksonville FL 32257

Doc# 2003134120  
Book: 11058  
Pages: 2011 - 2013  
Filed & Recorded  
04/29/2003 10:32:13 AM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 13.00  
TRUST FUND \$ 2.00

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
PLUM TREE, UNIT TWO  
TO ANNEX  
PLUM TREE, UNIT FOUR

THIS ANNEXATION AND AMENDMENT is made on the date hereinafter set forth by Plum Tree Developers, Inc., a Florida Corporation, hereinafter referred to as "Declarant".

WITNESSETH:


WHEREAS, Declarant herein is the Declarant in the Declaration of Covenants, Conditions and Restrictions for Plum Tree, Unit Two recorded in Official Records Volume 9045, at page 507 of the current public records of Duval County, Florida, as has been previously amended (the "Declaration"); and

WHEREAS, pursuant to the provisions of the Declaration the Declarant is authorized to amend the Declaration; and

WHEREAS, Plum Tree Development, L.L.C. is the owner of all those certain properties in Duval County, Florida, being more particularly described as:

Plum Tree, Unit Four according to the plat thereof recorded in Plat Book 56, Pages 2, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, and 2J of the current public records of Duval County, Florida ("Plum Tree, Unit Four"); and

WHEREAS, Declarant is desirous of amending the Declaration to subject Plum Tree, Unit Four to the Declaration, and Plum Tree Development, L.L.C. desires that Plum Tree, Unit Four be subjected to all of the covenants, conditions, restrictions, easements and other matters set forth in the Declaration and is imposed hereby:

NOW THEREFORE, in consideration of the premises, the Declarant, with the consent and  joinder of the Owner, Plum Tree Development, L.L.C., hereby desires:

1. That all lots in Plum Tree, Unit Four shall be held, sold, and conveyed subject to all the terms, easements, restrictions, covenants and conditions and other matters as set forth in the Declaration.
2. The definition of "Property" set forth in paragraph 1.16 of Article I of the Declaration and as used throughout the Declaration is hereby amended to include the

above-described Plum Tree, Unit Four.

- 3. Except as amended to include Plum Tree, Unit Four, the Declaration shall remain in full force and effect as previously recorded.

IN WITNESS WHEREOF, the Developer has executed this Amendment this 28<sup>th</sup> day of April, 2003.

Signed, sealed and delivered  
In the presence of:

PLUM TREE DEVELOPERS, INC.

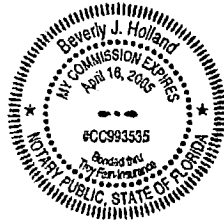
Beverly J. Holland  
 Witness  
 Print Name: Beverly J. Holland

BY: J. D. Collins  
 J. D. Collins  
 President

Curtis L. Hart  
 Witness  
 Print Name: CURTIS L. HART

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2003, by J. D. Collins, the President of Plum Tree Developers, Inc., a Florida Corporation. He is personally known to me.



Beverly J. Holland  
 Notary Public, State of Florida  
 My Commission Expires: 4-16-05

CONSENT AND JOINDER

The undersigned being the rightful owner of the lands sought to be annexed by this document hereby consents to the subjecting of said lands to this annexation and joins in the execution of this document to express the consent hereby granted.

PLUM TREE DEVELOPMENT, L.L.C.

*Beverly J. Holland*  
Witness *Beverly J. Holland*  
*Curtis L. Hart*  
Witness *CURTIS L. HART*

By: *J. Daniel Collins*  
J. Daniel Collins, President  
The Collins Group, Inc. as  
Manager



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2003 by J. Daniel Collins as President of The Collins Group, Inc. as Manager of Plum Tree Development, L.L.C., a Florida corporation, on behalf of the corporation. He is personally known to me.



*Beverly J. Holland*  
Notary Public, State of Florida  
My Commission Expires: 4-16-05

Book 11746 Page 1859

Doc# 2004121065  
Book: 11746  
Pages: 1859 - 1861  
Filed & Recorded  
04/12/2004 12:28:21 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 13.00  
TRUST FUND \$ 2.00

Record and Return To:  
J. D. Collins, President  
Plum Tree Development, L.L.C.  
3840 Crown Point Road, Suite A  
Jacksonville FL 32257

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
PLUM TREE, UNIT TWO  
TO ANNEX  
PLUM TREE, UNIT FIVE

5 MIN. RETURN  
PHONE # 208-8500

THIS ANNEXATION AND AMENDMENT is made on the date hereinafter set forth by  
Plum Tree Development, L.L.C., a Florida Corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant herein is the Declarant in the Declaration of Covenants, Conditions  
and Restrictions for Plum Tree, Unit Two recorded in Official Records Volume 9045, at page 507  
of the current public records of Duval County, Florida, as has been previously amended (the  
"Declaration"); and

WHEREAS, pursuant to the provisions of the Declaration the Declarant is authorized to  
amend the Declaration; and

WHEREAS, Gainesville Road, L.L.C. is the owner of all those certain properties in Duval  
County, Florida, being more particularly described as:

Plum Tree, Unit Five according to the plat thereof recorded in  
Plat Book 56, Pages 94, 94A of the current public  
records of Duval County, Florida ("Plum Tree, Unit Five"); and

WHEREAS, Declarant is desirous of amending the Declaration to subject Plum Tree, Unit  
Five to the Declaration, and Gainesville Road, L.L.C. desires that Plum Tree, Unit Five be subjected  
to all of the covenants, conditions, restrictions, easements and other matters set forth in the  
Declaration and is imposed hereby:

NOW THEREFORE, in consideration of the premises, the Declarant, with the consent and  
joinder of the Owner, Gainesville Road, L.L.C., hereby desires:

1. That all lots in Plum Tree, Unit Five shall be held, sold, and conveyed subject to all  
the terms, easements, restrictions, covenants and conditions and other matters as set  
forth in the Declaration.
2. The definition of "Property" set forth in paragraph 1.16 of Article I of the  
Declaration and as used throughout the Declaration is hereby amended to include the

above-described Plum Tree, Unit Five.

- 3. Except as amended to include Plum Tree, Unit Five, the Declaration shall remain in full force and effect as previously recorded.

IN WITNESS WHEREOF, the Developer has executed this Amendment this 8<sup>th</sup> day of April, 2004.

Signed, sealed and delivered  
In the presence of:

PLUM TREE DEVELOPMENT, L.L.C.

Beverly J. Headwell  
Witness  
Print Name: Beverly J. Headwell

By: J. D. Collins  
J. D. Collins, President  
The Collins Group, Inc., a Florida Corporation, as Manager of Plum Tree Development, L.L.C. a Florida Limited Liability Company

Charlene M. Davenport  
Witness  
Print Name: Charlene M. Davenport

\*.  
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2004, by J. D. Collins, President of The Collins Group, Inc., a Florida Corporation as Manager of Plum Tree Development, L.L.C., a Florida Limited Liability Company. He is personally known to me.



Beverly J. Headwell  
Notary Public, State of Florida  
My Commission Expires: 4-16-05

CONSENT AND JOINDER

The undersigned being the rightful owner of the lands sought to be annexed by this document hereby consents to the subjecting of said lands to this annexation and joins in the execution of this document to express the consent hereby granted.

GAINESVILLE ROAD, L.L.C.

[Signature]  
Witness Beverly J. Holland

[Signature]  
Witness Charlene M. Davenport

By: [Signature]  
J. Daniel Collins, President  
The Collins Group, Inc., a Florida Corporation  
as Manager of Gainesville Road, L.L.C.,  
a Florida Limited Liability Company

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2004 by J. Daniel Collins as President of The Collins Group, Inc., a Florida Corporation, as Manager of Gainesville Road, L.L.C., a Florida Limited Liability Company, on behalf of the company. He is personally known to me.



[Signature]  
Notary Public, State of Florida  
My Commission Expires: 4-16-05

ARTICLES OF INCORPORATION  
OF  
PLUM TREE HOMEOWNERS ASSOCIATION, INC.  
A CORPORATION NOT-FOR-PROFIT

FILED  
1990 FEB 21 AM 7:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We, the undersigned, being desirous of forming a corporation not for profit, do hereby associate ourselves into a corporation for the purposes and with the powers herein specified and do hereby agree to the following Articles of Incorporation:

ARTICLE I. NAME

The name of this corporation shall be:

PLUM TREE HOMEOWNERS ASSOCIATION, INC., (hereinafter referred to as the "Association").

ARTICLE II. PURPOSE

The purposes and object of the Association shall be to administer the operation and management of Plum Tree, a residential development, (hereinafter "the Development") to be established upon that certain real property in Duval County, Florida, as described in that certain Declaration of Covenants, Conditions and Restrictions of Plum Tree dated February 1, 1989, recorded in Official Records Volume 6675, page 0285, et seq., of the current public records, Duval County, Florida, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions, as recorded in the current public records of Duval County, Florida under Clerk's #89-077219 (the "Declaration"), together with any additions to the property which may be brought into the jurisdiction of this Association by annexation under the terms and conditions as set forth in the Declaration. Stokes-Collins & Company, Inc., a Florida corporation, is the developer (the "Developer") of the Development.

The Association does not contemplate pecuniary gain or profit to the members thereof and shall undertake and perform all acts and duties incident to the operation and management preservation and architectural control of the residence lots and common areas of the Development in accordance with the terms, provisions, and conditions of these Articles of Incorporation, the By-Laws of the Association and the Declaration.

ARTICLE III. POWERS

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the laws of the State of Florida and the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in length.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:

1. Make and establish reasonable rules and regulations governing the use of the Lots, Common Elements and Maintenance Area, as such terms will be defined in the Declaration.
2. Own, hold, improve, build upon, maintain, operate, lease, sell, manage, transfer, dedicate for public use, and otherwise dispose of and deal with such real and personal

property as may be necessary or convenient in connection with the affairs of the Association.

3. To own, manage, administer and operate such property as may be conveyed to it by the Developer, its successors or assigns for the mutual benefit and use of all Members.

4. Tax, levy, collect and enforce payment by all lawful means all charges or assessments against members of the Association to defray the Common Expenses of the Development, as will be provided in the Declaration and the By-Laws, including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Development Property, including Lots, which may be necessary or convenient in the operation and management of the Development and in accomplishing the purposes set forth in the Declaration, and to pay all expenses, including office expenses, licenses, taxes, or governmental charges levied or imposed against the Property of the Association, incident to the conduct of business of the Association.

5. Maintain, repair, replace, operate and manage the Development Property, and any property owned by the Association, including the right to reconstruct improvements after casualty and to further improve and add to the Development Property and other property owned by the Association.

6. Contract for the management of the Development and, in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the By-Laws.

7. Enforce the provisions of these Articles of Incorporation, the Declaration, the By-Laws, and all rules and regulations governing use of the Development which may hereafter be established.

ARTICLE IV. QUALIFICATION OF MEMBERS

The qualifications of members, manner of their admission to and termination of membership shall be as follows:

A. The owners (as defined in the Declaration and the By-Laws) of all Lots in the Development shall be members of the Association, and no other persons or entities shall be entitled to membership, except the subscribers hereof.

B. A person shall become a Member by the acquisition of a vested present interest in the fee title to a Lot in the Development. The membership of any person or entity shall be automatically terminated upon his being divested of his title or interest in such Lot.

C. Transfer of membership shall be recognized by the Association upon its being provided with a certified copy of the recorded deed conveying such fee simple title to a Lot to the new Member.

D. If a corporation, partnership, joint venture or other entity is the fee simple title holder to a Lot, or the Lot is owned by more than one person, the Lot owner shall designate one person as the Member entitled to cast votes and/or to approve or disapprove matters as may be required or provided for in these Articles, the By-Laws or the Declaration.

E. Except as an appurtenance to his Lot, no Member can assign, hypothecate or transfer in any manner, his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong

solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, and the By-Laws hereof.

ARTICLE V. VOTING

A. There shall be two classes of voting membership which classes are more fully defined in the Declaration and By-Laws.

B. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each "Developed Lot" (as such term is defined in the Declaration and By-Laws) in the Development. Such vote may be exercised or cast by the owner or owners of each Developed Lot in such manner as may be provided in the By-Laws of this Association. Should any Member own more than one Lot, such Member shall be entitled to exercise or cast one vote for each such Lot, in the manner provided for in the By-Laws. Notwithstanding the foregoing, the Developer shall have the right to cast the number of votes allocated to it in the Declaration and By-Laws for so long as it owns any "Undeveloped Lots" as defined in the Declaration and By-Laws or until its right to such votes terminates as provided in the Declaration.

B. Until the recordation of Declaration in the public records of Duval County, Florida, the membership of the Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the membership would be entitled to vote.

ARTICLE VI. TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE VII. OFFICE

The principal office of the Association shall be 9000 Cypress Green Drive, Jacksonville, Duval County, Florida 32256, or such other place as the Board of Directors may designate.

ARTICLE VIII. BOARD OF DIRECTORS

A. The business affairs of this Association shall be managed by the Board of Directors. The number of members of the first Board of Directors shall be three.

B. Subject to the Declaration, the Board of Directors shall be elected by the Members of the Association from among the membership at the annual membership meeting as provided in the By-Laws; provided, however, that the Developer shall have the right to elect all of the Directors on the Board subject to the following:

1. Lot owners other than the Developer shall be entitled to elect a majority of the Members of the Board of Directors when the Developer has conveyed one hundred percent (100%) of the Lots (including lots in the Future Development Property as provided in the Declaration).

2. The names and residence addresses of the persons who are to serve as the initial Board of Directors until their successors are chosen, are as follows:

<u>Director</u>	<u>Address</u>
Barbara G. Moore	9000 Cypress Green Drive Jacksonville, Florida 32256
Gerald D. Holland	9000 Cypress Green Drive Jacksonville, Florida 32256
Mark A. Knowles	9000 Cypress Green Drive Jacksonville, Florida 32256

ARTICLE IX.--OFFICERS

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers, who shall perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may be compensated in the manner to be provided in the By-Laws. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Development and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a Member, Director or officer of the Association.

C. The persons who are to serve as officers of the Association until their successors are chosen are:

<u>Officer</u>	<u>Name</u>
President	Barbara G. Moore
Vice President	Gerald D. Holland
Secretary/Treasurer	Mark A. Knowles

D. The officers shall be elected by the Board of Directors at their annual meeting as provided in the By-Laws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

E. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. Officers shall be elected annually.

ARTICLE X. BY-LAWS

A. The Board of Directors shall adopt by a majority vote the original By-Laws of the Association.

B. The By-Laws may be amended in accordance with the procedures set forth in the By-Laws.

ARTICLE XI. AMENDMENT OF ARTICLES

A. These Articles of Incorporation may be amended as follows:

1. Amendments shall be proposed by a majority of the Board of Directors.

2. The President, or acting Chief Executive Officer of the Association in the absence of the President, shall thereupon call a special meeting of the Members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the date on which the Board of Directors approve the amendment proposal. Each Member shall be given written notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each Member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. Such notice shall be deemed properly given when deposited in the United States mail, addressed to the Member at his post office address as it appears on the records of the Association. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of a majority of the votes entitled to be cast in order for such amendment or amendments to become effective. If so approved, a certified copy of the said amendment or amendments shall be filed in the Office of the Secretary of State of the State of Florida and recorded in the public records of Duval County, Florida.

ARTICLE XII. INDEMNITY

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases where the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event any claim for reimbursement or indemnification hereunder is based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE XII. NON-PROFIT STATUS

No part of the income of this corporation shall be distributed to the Members except upon dissolution or final liquidation and as permitted by the court having jurisdiction thereof.

ARTICLE XIII. SUBSCRIBERS

The names and addresses of the subscribers to these Articles are:

- |                |  |
|----------------|--|
| Cecile E. Bass | 1300 Gulf Life Drive, Suite 700<br>Jacksonville, Florida 32207 |
| Eva S. Adams   | 1300 Gulf Life Drive, Suite 700<br>Jacksonville, Florida 32207 |
| Vicki Lanphar  | 1300 Gulf Life Drive, Suite 800<br>Jacksonville, Florida 32207 |

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this 19th day of

February, 1990, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

Cecile Evans Bass

Eva S. Adams

Vicki Lanphar

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing ARTICLES OF INCORPORATION was acknowledged before me this 19th day of February, 1990, by Cecile Evans Bass, a subscriber.

Francis S. Alexander  
Notary Public, State of Florida at Large  
My Commission Expires: Mar. 2, 1991  
Notary Public, State of Florida  
My Commission Expires Mar. 2, 1991  
Bonded thru National Fire Ins. Co. of Hartford

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing ARTICLES OF INCORPORATION was acknowledged before me this 19th day of February, 1990, by Eva S. Adams, a subscriber.

Francis S. Alexander  
Notary Public, State of Florida at Large  
My Commission expires: Mar. 2, 1991  
Notary Public, State of Florida  
My Commission Expires Mar. 2, 1991  
Bonded thru National Fire Ins. Co. of Hartford

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing ARTICLES OF INCORPORATION was acknowledged before me this 19th day of February, 1990, by Vicki Lanphar, a subscriber.

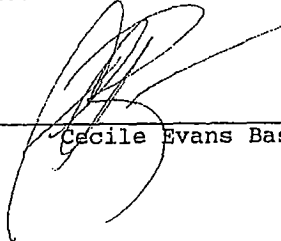
Francis S. Alexander  
Notary Public, State of Florida at Large  
My Commission Expires: Mar. 2, 1991  
Notary Public, State of Florida  
My Commission Expires Mar. 2, 1991  
Bonded thru National Fire Ins. Co. of Hartford

CERTIFICATE NAMING AGENT UPON WHOM PROCESS  
MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted:

That PLUM TREE HOMEOWNERS ASSOCIATION, INC., a corporation duly organized and existing under the laws of the State of Florida, with its principal office, as indicated in the articles of incorporation at City of Jacksonville, County of Duval, State of Florida, has named CECILE EVANS BASS, located at 1300 Gulf Life Drive, City of Jacksonville, County of Duval, State of Florida 32207, 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 accept to act in this capacity, and agree to comply with the provisions of said Florida Statute relative to keeping open said office.

  
\_\_\_\_\_  
Cecile Evans Bass

FILED  
1980 FEB 21 AM 7:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**BY-LAWS**  
**OF**  
**PLUM TREE HOMEOWNERS ASSOCIATION, INC.**  
**A Florida Corporation Not For Profit**

**1. IDENTITY.**

1.1 Applicability. These are the By-Laws of PLUM TREE HOMEOWNERS ASSOCIATION, INC. (the "Association"), a Florida corporation not for profit organized pursuant to the provisions of Chapters 617, Florida Statutes. The purpose and object of the Association shall be to administer the operation and management of Plum Tree Homeowners Association, Inc. to be established in accordance with the Declaration of Covenants, Conditions and Restrictions of Plum Tree (the "Declaration") upon certain real property in Duval County, Florida, as set forth in the Declaration. The provisions of these By-Laws are applicable to the Association and are subject to the provisions of the Declaration, and the Articles. All members of the Association, as defined in the Articles, and their invitees, including, without limitation, all present or future owners and tenants of lots in the Property and in the Future Development Property, if such Property is annexed as set forth in the Declaration, as such are defined herein and in the Declaration, and other persons using the lots or any of the facilities thereof in any manner, are subject to these By-Laws, the Articles and the Declaration.

1.2 Office. The office of the Association shall be at 9000 Cypress Green Drive, Jacksonville, Florida 32256, or at such other place as may be established by resolution of the Board of Directors.

1.3 Fiscal Year. The fiscal year of the Association shall be the first day of January through the last day of December.

1.4 Seal. The seal of the Association shall bear the name of "Plum Tree Homeowners Association, Inc., the word "Florida", the words "Corporation Not For Profit", and the year of incorporation.

**2. DEFINITIONS.**

2.1 Association. "Association" shall mean and refer to Plum Tree Homeowners Association, Inc., a corporation not-for-profit, organized or to be organized pursuant to Chapter 617, Florida Statutes, and its successors and assigns.

2.2 Owner. "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 Property and the Future Development Property if such property is developed and annexed as herein set forth, including contract sellers, but excluding those having such interests merely as security for the performance of an obligation. The term "Owner" shall not mean or refer to any mortgagee or grantee or beneficiary under a deed of trust or security deed unless and until such mortgagee, grantee or beneficiary has acquired title pursuant to foreclosure or any proceeding or conveyance in lieu of foreclosure.

2.3 Property. "Property" shall mean and refer to that certain real property more particularly described in the Declaration, including Future Development Property, if such Future Development Property is annexed.

2.4 Future Development Property. "Future Development Property" shall mean and refer to that certain real property more

particularly described as Future Development Property in the Declaration.

2.5 Annexation. "Annexation" shall mean and refer to the addition of "Future Development Property", at the option of Developer, to the development community created herein and the subjection of such property to the terms and conditions set forth in this Declaration. Annexation shall be accomplished by recording by Developer of an amendment to this Declaration in the public records of Duval County, Florida, describing the property to be annexed along with a plat of such property.

2.6 Common Area. "Common Area" shall mean and refer to that portion of the Property which is not a part of a lot and which is intended for the common use and enjoyment of the owners, and which shall be conveyed by the Developer to the Association pursuant to the provisions of this Declaration.

2.7 Lot. "Lot" shall mean and refer to any of the plat of land shown upon the recorded subdivision plat of the Property and the Future Development Property if such property is developed and annexed as herein set forth, with the exception of the Common Area and dedicated roads.

2.8 Maintenance Area. "Maintenance Area" shall mean and refer to those portions of the Property or improvements thereto which are not owned by the Association, but are maintained by the Association from time to time, including without limitation, all of stormwater systems to be constructed in accordance with the requirements of the St. Johns River Water Management District, the Department of Environmental Regulation and/or the U.S. Army Corps of Engineers and the surface waters of any areas designated as "Lakes" or "Drainage Easements" or "Maintenance Area" on the recorded plats, medians or rights of way abutting public streets, the entrance way(s) to the subdivision including landscaping, fencing and signage, and decorative or border fencing or walls constructed by the Developer upon the property boundaries.

2.9 Declaration. "Declaration" shall mean and refer to certain Declaration of Covenants, Conditions and Restrictions of Plum Tree, as recorded in Official Records Volume 6675, page 0285, et seq., current public records, Duval County, Florida.

2.10 Developed Lot. "Developed Lot" shall mean and refer to any Lot on which permanent improvements, including a single family dwelling, are located.

2.11 Undeveloped Lot. "Undeveloped Lot" shall mean and refer to any lot which does not contain any permanent improvements.

2.12 Developer. "Developer" shall mean and refer to Stokes-Collins & Company, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot for the purpose of development.

2.13 Board of Directors. "Board of Directors" shall mean and refer to the Association's Board of Directors.

2.14 Articles. "Articles" shall mean and refer to the Articles of Incorporation of the Association.

2.15 Association Expenses. "Association Expenses" shall mean and refer to the expenses and charges described in this Declaration incurred or to be incurred by the Association and assessed or to be assessed against the Lots and the Owners thereof.

2.16 Assessment. The term "Assessment" as used herein shall mean and refer to a share of Association Expenses required for the payment of the Association Expenses which from time to time shall

be assessed against the Lots and the Owners and the Authorized Users.

2.17 Assessment Period. "Assessment Period" shall be the same period as a calendar year, from January 1 to December 31 of any given year.

2.18 Member. "Member" shall mean and refer to all those Owners who are members of the Association as provided in Section 1 of Article II of the Declaration.

3. MEMBERSHIP, VOTING, QUORUM, PROXIES.

3.1 Membership. The qualification of members of the Association (the "Members"), the manner of their admission to membership and termination of such membership, and voting by Members, shall be as set forth in Article IV of the Articles and Article II, Section 1 of the Declaration, the provisions of which are incorporated herein by reference.

3.2 Quorum. A quorum at meetings of Members shall consist of persons entitled to cast a majority of the votes of the membership entitled to vote upon any matter or matters arising at said meeting.

3.3 Voting. The classes of voting membership and manner of voting shall be as set forth in Section 2.2 of the Declaration, subject to the additional terms and conditions set forth herein:

(a) There shall be two (2) classes of voting memberships as follows:

Class A - Class A Members shall be all Owners who have taken title to one or more Lots from the Developer, or from a successor in title to the Developer, which shall include Lots on Future Development Property, if such property is annexed as herein provided. Class A Members shall be entitled to one vote for each Lot in which they hold an interest required for membership. When more than one person holds such interest in a 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 Member shall be Developer, which shall be initially entitled to a number of votes equal to the number of Lots within the Property, plus one. The total number of votes of the Class B Member shall be increased at the time of annexation of Future Development Property to the total number of Lots within the Property, and within the Future Development Property, plus one. The total number of votes of the Class B Member shall increase as herein set forth each time a portion of the Future Development Property is annexed as provided in these By-laws and the Declaration. Class B membership shall terminate upon the happening of one of the following events, whichever occurs earlier: (i) when Developer has conveyed one hundred percent (100%) of the Lots located on the Property and the Future Development Property is developed and annexed as herein provided, or (ii) December 15, 2018; or (iii) at such earlier time as the Developer may elect, in its sole discretion, to terminate the Class B Membership.

(b) If a Lot is owned by one person, his right to vote shall be established by the record title to his Lot.

(c) If any Lot is owned by more than one person or a partnership, corporation, trust, or any other association or entity, the person entitled to cast the vote for the Lot shall be designated by a certificate signed by all of the record owners of the Lot or by the President, general partner or other chief executive officer of the respective entity and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until ownership of the Lot is changed. A certificate designating the person entitled to cast the vote of a Lot may be revoked by any owner of that Lot. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

(d) The Developer shall be entitled to cast the number of votes as set forth in subparagraph (a) hereof under Class B Membership.

3.4 Vote Required. Except as otherwise required under the provisions of the Articles, these By-Laws or the Declaration, or where the same otherwise may be required by law, at any meeting of the general membership of the Association, duly called and at which a quorum is present, the acts approved by the affirmative vote of a majority of the votes present at such meeting shall be binding upon the Members.

3.5 Proxies. At any meeting of the Members, every Member having the right to vote shall be entitled to vote in person or by proxy. Any proxy given shall be effective only for the specific meeting for which originally given. All such proxies shall be filed with the Secretary prior to or during the roll call of such meeting. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the Lot owner executing it.

#### 4. MEMBERS' MEETINGS.

4.1 Annual Meeting. The annual meeting of the Members shall be held at the office of the Association or such other place in Duval County, Florida, and at such time as may be specified in the notice of the meeting, on or before the first Tuesday in October of each year for the purpose of electing Directors and of transacting any other business authorized to be transacted by the Members; provided, however, that if that day is a legal holiday, the meeting shall be held on the next succeeding Tuesday, or such day as the Directors shall determine and include in the notice of meeting.

4.2 Special Meeting. Special meetings of the entire membership of the Association 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 a majority of the votes of the entire membership.

#### 4.3 Notice of Meetings.

(a) Generally. Written notice of all meetings of Members shall be given by the Secretary or, in the absence of the Secretary, another officer of the Association, to each Member or class of Members, if any, unless waived in writing. Each notice shall state the time and place of and purpose for which the meeting is called.

(b) Annual. Notice of the Annual Meeting shall be given to each Member not less than fourteen (14) days nor more than sixty (60) days prior to the date set for the meeting, and shall be mailed by first class mail or delivered personally to each Member.

If delivered personally, receipt of notice shall be signed by the Member, indicating the date received and shall constitute that Member's waiver of his right to receive notice by mail. If mailed, such notice shall be deemed properly given when deposited in the United States Mail addressed to the Member at his Post Office address as it appears on the records of the Association.

(c) Special. Notice of Special Meetings shall be given to each Member not less than fourteen (14) days nor more than sixty (60) days prior to the date set for the meeting and shall be mailed by first class mail or delivered personally to the Member.

(d) Waiver. Any Member may, in writing signed by such Member, waive such notice, and such waiver, when filed in the records of the Association, whether before, at or after the holding of the meeting, shall constitute notice to such Member.

(e) Adjourned Meetings. If any meeting of Members cannot be held because a quorum is not present, or because a greater percentage of the membership required to constitute a quorum for a particular purpose is not present, wherever the latter percentage of attendance may be required as set forth in the Articles, the By-Laws or the Declaration, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum, or the required percentage of attendance, if greater than a quorum, is present.

4.4 Presiding Officer and Minutes. At meetings of Members, the Chairman of the Board, or in his absence, the President, shall preside, or in the absence of both, the Members present shall select a chairman of the meeting. Minutes shall be kept in a business like manner and available for inspection by Directors, Lot owners and their authorized representatives during normal business hours at the principal office of the Association. The Association shall retain these minutes for a period of not less than seven (7) years.

5. BOARD OF DIRECTORS.

5.1 First Board and Developer Control. The affairs of the Association shall be managed by a Board of Directors. The first Directors shall consist of three (3) persons as designated in the Articles of Incorporation. Stokes-Collins & Company, Inc., a Florida corporation, "Developer," reserves the right to appoint Directors to the Board as specified in the Articles, and as described herein.

5.2 Election of Directors. Directors shall be elected in the following manner:

(a) The Board of Directors shall be elected by the Members from among the membership of the Association at the annual membership meeting, by affirmative vote of a plurality of the votes cast at such meeting, however, the Developer shall have the right to elect all of the Directors of the Board subject to the following:

1. Lot owners other than the Developer shall be entitled to elect a majority of the Members of the Board of Directors upon the first to occur of the following:

(a) The Developer has conveyed one hundred percent (100%) of the Lots (including lots in the Future Development Property as provided in the Declaration); or

(b) December 15, 2018; or

(b) Developer elects to terminate the Class B Membership, in its sole discretion.

(b) Vacancies on the Board may be filled, through the unexpired term thereof, by the remaining Directors except that, should any vacancy on the Board be created in a directorship previously filled by any person appointed by Developer, such vacancy shall be filled by Developer appointing by written instrument delivered to any officer of the Association, the successor Director, who shall fill the vacated directorship for the unexpired term thereof.

(c) In the election of Directors, there shall be appurtenant to each Lot one (1) vote for each Director to be elected, and the Developer shall be entitled to cast the number of votes allocated to it under Article 2, Section 3.3(a) hereof.

(d) At the first annual meeting, the members will elect three (3) directors, with one directorship to be designated as a two year term director and the other two to be for one year terms. At the next succeeding annual meeting, one of such one year term directorships shall be, from that point on, designated as a two year term directorship. The intent hereof is to stagger the terms of the directorships so that there shall be only two directors elected each year with one member of the old board continuing on the new board. Therefore, there shall be two directorships of two year terms being up for election in different years, and the third directorship shall always remain a one year term directorship.

(e) In the event that Developer selects any person or persons to serve on the initial Board, Developer shall have the absolute right at any time, in its sole discretion, to replace any such person or persons with another person or other persons to serve on the Board. Replacement of any person or persons designated by Developer to serve on any Board shall be made by written instrument delivered to any officer of the Association, which instrument shall specify the name or names of the person or persons designated as successor or successors to the persons so removed from the Board. The removal of any Director and designation of his successor shall be effective immediately upon delivery of such written instrument by Developer to any officer of the Association.

5.3 Organizational Board Meeting. The organizational meeting of a newly elected or designated Board shall be held within fifteen (15) days of their election or designation, at such time and place as shall be fixed at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary; provided, that a quorum shall be present.

5.4 Regular Board Meeting. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegram, at least seven (7) days prior to the day named for such meeting, unless notice is waived.

5.5 Special Meetings. Special meetings of the Board may be called by the President, and must be called by the Secretary at the written request of one-third of the Directors. Except in an emergency, not less than two (2) days notice of a special meeting shall be given to each Director, personally or by mail, telephone or telegram, which notice shall state the time, place and purpose of the meeting. Notice of any meeting where assessments against Lot owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments.

5.6 Board Minutes. Minutes of all meetings of the Board shall be kept in a businesslike manner and available for inspection

by Members and Directors during normal business hours at the principal office of the Association or the office of the property management company, if any. The Association shall retain these minutes for a period of not less than seven (7) years.

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

5.8 Quorum. A quorum at meetings of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except as may be specifically otherwise provided in the Articles, these By-Laws or the Declaration. If any meeting of the Board cannot be held because a quorum is not present, or because the greater percentage of the Directors required to constitute a quorum for particular purposes is not present, wherever the latter percentage of attendance may be required as set forth in the Articles, these By-Laws or the Declaration, the Directors who are present may adjourn the meeting from time to time until a quorum, or the required percentage of attendance, if greater than a quorum is present. At any adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted at the readjusted meeting without further notice.

5.9 Action Without a Meeting. To the extent now or from time to time hereafter permitted by the laws of Florida, the Board may take any action which they might take at a meeting of the Board without a meeting; provided, that a record of all such actions so taken, signed by each Director, shall be filed and retained in the minute book of the Association.

5.10 Removal. Directors may be removed from office with or without cause by the vote or written agreement of persons entitled to cast a majority of the votes of the membership, provided, however, that only the Developer can remove a member of the Board who was appointed by the Developer.

5.11 Presiding Officer. The presiding officer of meetings of the Board shall be the Chairman of the Board, if such officer has been elected, or, if not, the President of the Association. In the absence of the presiding officer, the Directors present shall designate one of their number to preside.

5.12 Powers and Duties. All of the powers and duties of the Association shall be exercised by the Board, including those existing under the laws of Florida, the Articles, these By-Laws and the Declaration. Such powers and duties shall be exercised in accordance with the Articles, these By-Laws and the Declaration, and shall include, without limitation, the right, power and authority to:

(a) Make, levy and collect assessments, including without limitation assessments for reserves and for betterments to Association property, against Members and Members' Lots to defray the costs of the Development and the property owned by the Association and use the proceeds of assessments in the exercise of the powers and duties of the Association;

(b) Maintain, repair, replace, operate and manage the Common Areas wherever the same is required to be done and accomplished by the Association for the benefit of members;

(c) Repair and reconstruct improvements after casualty;

(d) Make and amend regulations governing the use of the Common Areas in the Property, real and personal, provided that such regulations or amendments thereto shall not conflict with the

restrictions and limitations which may be placed upon the use of such property under the terms of the Articles and Declaration;

(e) Contract for the management and maintenance of the property and to authorize a management agent to assist the Association in carrying out its powers and duties, including but not limited to the performance of such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements and property owned by the Association with funds as shall be made available by the Association for such purposes. Any such contract shall be terminable for cause upon the giving of thirty (30) days prior written notice, and shall be for a term of from one (1) to three (3) years. Any such contract shall be renewable by consent of the Association and the management. If such contract is negotiated by the Developer, the term of such contract shall not exceed one (1) year. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association;

(f) Enforce by legal means the provisions of the Articles, these By-Laws, the Declaration and all regulations governing use of the Property.

(g) Pay all taxes and assessments which are liens against any part of the Property other than Lots and the appurtenances thereto, and assess the same against the Members and their respective Lots subject to such liens;

(h) Carry insurance for the protection of Members and the Association against casualty and liability, including Directors' liability insurance;

(i) Pay all costs of power, water, sewer and other utility services rendered to the Property or to the Association and not billed to the owners of the separate Lots;

(j) Employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association;

## 6. OFFICERS.

6.1 Generally. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall deem advisable from time to time. The President shall be elected from the membership of the Board, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. The Board may from time to time elect such other officers, and designate their powers and duties, as the Board may deem necessary to properly manage the affairs of the Association. Officers may be removed from office by the Board.

6.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of President of a corporation not for profit, including but not limited to the power to appoint committees from among the Members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association. He shall have such additional powers as the Board may designate.

6.3 Vice-President. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board.

6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Board and the Members. He shall attend to the affairs of the Association. He shall have such additional powers as the Board may designate.

6.5 Treasurer. The Treasurer shall have custody of all of the property of the Association including funds, securities and evidences of indebtedness. He shall keep the assessment roll and accounts of the Members; he shall keep the books of the Association in accordance with good accounting practices, and he shall perform all other duties incident to the office of Treasurer.

6.6 Compensation. No compensation shall be paid to any officer of the Association except with the approval of the persons entitled to cast a majority of the votes of the membership, reflected by a vote taken at a duly constituted membership meeting. No officer who is appointed by the Developer shall receive any compensation for his services as an officer. Nothing herein shall be construed so as to prohibit or prevent the Board of Directors from employing any director or officer as an employee of the Association at such compensation as the Board shall determine, nor shall anything herein be construed so as to preclude the Board from contracting with a director or officer or with any corporation in which a director or officer of the Association may be stockholder, officer, director or employee, for the management of the Condominium for such compensation as shall be mutually agreed between the Board and such officer, director or corporation, for the purpose of making available to the owners of Lots such services as are contemplated by the provisions of Article as is of these By-Laws. It is expressly contemplated that the first Board of Directors may enter into such contracts with persons who are initial officers or directors of the Association, or with corporations having officers, directors or employees who are also members of the first Board of Directors of the Association.

7. FISCAL MANAGEMENT. The provisions for fiscal management of the Association set forth in the Declaration of Condominium and Articles of Incorporation shall be supplemented by the following provisions:

7.1 Books and Accounts. Books and accounts of the Association shall be kept under the direction of the Treasurer and in accordance with standard accounting procedures. Written summaries shall be supplied at least annually to members. Such records shall include, but not be limited to:

- (a) A record of all receipts and expenditures.
- (b) An account for each Lot which shall designate the name and address of the Lot owner, the amount of each assessment, dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due.

7.2 Inspection of Books. Financial reports and the membership records shall be maintained in the office of the Association and shall be available to members for inspection during normal business hours with forty-eight (48) hours prior notice to the holder of the reports and records. The Association shall issue an annual financial report to Lot owners.

7.3 Annual Budget. The Board shall adopt, for, and in advance of, each fiscal year, a budget showing the estimated cost of performing all of the functions of the Association for the year.

Each budget shall show the total estimated expenses of the Association for that year and shall contain an itemized breakdown of the common expenses, which shall include without limitation, the cost of operating and maintaining the Common Elements, taxes on Association property, wages and salaries of Association employees, management, legal and accounting fees, office supplies, public utility services not metered or charged separately to Lots, premiums for insurance carried by the Association and any reserve accounts and/or funds which may be established from time to time by the Board. Each budget shall also show the proportionate share of the total estimated expenses to be assessed against and collected from the owner(s) of each Lot and due date(s) and amounts of installments thereof. Copies of the proposed budget and proposed assessments shall be transmitted to each Member at least thirty (30) days prior to the meeting of the Board of Directors at which the budgets will be considered, together with a notice of the time and place of said meeting, which shall be open to Lot owners. If any budget is subsequently amended, a copy shall be furnished each affected Member. Delivery of a copy of any budget or amended budget to a Member shall not affect the liability of any Member for any such assessment, nor shall delivery of a copy of such budget or amended budget be considered as a condition precedent to the effectiveness of the budget and assessments levied pursuant thereto. Nothing herein contained shall be construed as a limitation upon the additional assessment in the event that any budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management, or in the event of emergencies.

7.4 Amount of Budget. If a budget is adopted by the Board which requires assessment of the Lot owners in any budget year of an amount in excess of ten percent (10%) over the maximum assessment or the previous year's assessment established in accordance with Section 4.4 of the Declaration, a special meeting of the Members shall be held upon not less than ten (10) days written notice to each Member, but within thirty (30) days of the adoption of such budget, at which special meeting Members shall be entitled to approve or disapprove such budget and may consider only and enact only a revision of the budget. Approval of the budget and any such revision of the budget shall require a vote of not less than a majority of the votes of Members of each class. The Board may, in any event, first propose a budget to the Members at any such meeting of Members or by writing, and if such budget or proposed budget be approved by a vote of a majority of the Members of each class of Members either at such meeting or by writing, such budget shall not thereafter be reexamined by the Lot owners in the manner hereinabove set forth.

In determining whether assessments are in excess of ten percent (10%) over the maximum assessment or previous year's assessment established in accordance with Section 4.4 of the Declaration in the prior budget year, there shall be excluded from the computation reasonable reserves made by the Board in respect of repair and replacement of Association property, or in respect of anticipated expenses by the Association which are not anticipated to be incurred on a regular or annual basis; and there shall be excluded from such computation assessments for betterments to Association property. Notwithstanding any of the foregoing, the Developer may, in its sole discretion, if recreational or other facilities are added to the common elements by the Developer, increase the annual assessment by more than ten percent (10%) of the Maximum Annual Assessment for the prior year without the consent of any Lot Owner or mortgagee, by an amount sufficient to cover the cost, maintenance and repair of said recreational or other facilities. Nothing contained herein shall be deemed to obligate the Developer to add any such facilities.

7.5 Notice of Adopted Budgets. Assessments shall be made against Members pursuant to procedures established by the Board, and in accordance with terms of the Declaration and Articles.

Provided, however, that the lien or lien rights of the Association shall not be impaired by failure to comply with procedures established pursuant to these By-Laws.

7.6 Assessments. Unless otherwise determined by the Board of Directors, assessments shall be payable annually on the first day of each calendar year, but in no event shall amounts be payable less often than monthly. If an annual assessment is not adopted as required, an assessment shall be presumed to have been made in the amount of the last prior assessment, and installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. Unpaid assessments for the remaining portion of the fiscal year for which an amended assessment is made shall be payable in equal installments through the end of the fiscal year; provided, nothing herein shall serve to prohibit or prevent the Board of Directors from imposing a lump sum assessment in case of any immediate need or emergency.

7.7 Special Assessments. Special assessments, if required and approved by the persons entitled to cast a majority of the votes of the membership at a duly convened meeting, shall be levied and paid in the same manner as heretofore provided for regular assessments. Special assessments can be of three kinds: (i) those chargeable to all Members in the same proportions as regular assessments to meet shortages or emergencies, to construct, reconstruct, repair or replace all or any part of the Common Area or Maintenance Area (including fixtures and personal property related thereto); (ii) those assessed against one Member alone to cover repairs or maintenance for which such Member is responsible and which he has failed to make, which failure impairs the value of or endangers the Common Area, the Maintenance Area or which are for expenses incident to the abatement of a nuisance within his lot; and (iii) and for such other purposes as shall have been approved by the persons entitled to cast a majority of the votes of the membership at a duly convened meeting.

7.8 The Depository. The depository of the Association shall be such bank or banks or savings and loan association or associations as shall be designated from time to time by the directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks or withdrawals signed by such persons as are authorized by the directors, provided that any management agreement may include in its provisions authority for the Manager to sign checks on behalf of the Association for payment of the obligations of the Association.

7.9 Audit. An audit of the accounts of the Association may be made from time to time as directed by the Board of Directors.

8. PARLIAMENTARY RULES. Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration of Condominium, Articles of Incorporation, or these By-Laws.

9. AMENDMENTS TO BY-LAWS. Amendments to these By-Laws shall be proposed and adopted in the following manner:

9.1 Proposal. Amendments to these By-Laws may be proposed by the Board, acting upon a vote of a majority of the Directors, or by persons entitled to cast a majority of the votes of the membership whether meeting as Members or by instrument in writing signed by them.

9.2 Notice. Upon any amendment or amendments to these By-Laws being proposed, such proposed amendment or amendments shall be transmitted to the President of the Association, or acting chief

executive officer in the absence of the President, who shall thereupon call a special meeting of the Members for a date not sooner than fourteen (14) days nor later than sixty (60) days from receipt by such officer of the proposed amendment or amendments, and it shall be the duty of the Secretary to give each Member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a special meeting of the Members is required as herein set forth; provided, that proposed amendments to the By-Laws may be considered and voted upon at annual meetings of the Members.

9.3 Content of Amendment. No By-Law shall be revised or amended by reference to its title or number only. Proposals to amend existing By-Laws shall contain the full text of the By-Laws to be amended; new words shall be inserted in the text underlined and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of bylaw. See bylaw . . . for present text." Nonmaterial errors or omissions in the bylaw process shall not invalidate an otherwise properly promulgated amendment.

9.4 Voting. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of a majority of the votes entitled to be cast at a regular or special meeting. Thereupon, such amendment or amendments to these By-Laws shall be transcribed, certified by the President and Secretary of the Association, and a copy thereof shall be filed in the records of the corporation.

9.5 Written Vote. At any meeting held to consider such amendment or amendments to these By-Laws, the written vote of any Member shall be recognized if such Member is not present at such meeting in person or by proxy, provided such written vote is delivered to the Secretary at or prior to such meeting.

9.6 Developer's Reservation. Notwithstanding the foregoing provisions of this Article 9, no amendment to these By-Laws which shall abridge, amend or alter the right of Developer to designate members of the Board of Directors of the Association, as provided in Article 5 hereof, or any other right of the Developer provided herein or in the Articles, or Declaration, may be adopted or become effective without the prior written consent of Developer. Anything herein to the contrary notwithstanding, until the first regular election of Directors by the membership, and so long as the Developer shall have the right to fill vacancies on the Board of Directors, an amendment shall require only the unanimous consent of the Board of Directors, and no meeting of the Members nor any approval thereof need be had.

9.7 Proviso. Provided, however, that no amendment shall discriminate against any Lot owner or class or group of Lot owners unless the Lot owners so affected shall consent. No amendment shall be made that is in conflict with the Declaration or the Articles of Incorporation.

The foregoing were adopted as the By-Laws of PLUM TREE HOMEOWNERS ASSOCIATION, INC., a corporation not for profit under

the laws of the State of Florida, at the first meeting of the Board of Directors on the 23rd day of February, 1990.



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Secretary

APPROVED:



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President

LIST OF PARCEL OWNERS AND LEGAL DESCRIPTIONS

Owner(s)	Parcel Address							Legal Description	
CHARLES R. SCHEWEE DOROTHY D. SCHEWEE	6933	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	A PORTION OF LOT 1, PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89° 47' 48" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 120.00 FEET TO THE EASTERLY LINE OF SAID LOT 1 (ALSO BEING THE EASTERLY LINE, OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST OF SAID COUNTY); THENCE SOUTH 0° 12' 12" EAST ALONG LAST SAID LINE, 80.00 FEET; THENCE SOUTH 89° 47' 48" WEST, 120.78 FEET TO THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF PLUM LAKE LANE EAST; THENCE ALONG LAST SAID LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: ALONG AND AROUND THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 336.61 FEET, AN ARC DISTANCE OF 22.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01° 44' 36" EAST, 22.87 FEET; COURSE NO. 2: NORTH 00° 12' 12" WEST, 7.15 FEET TO THE POINT OF BEGINNING.	
JOE D. MCINTYRE IMELDA M. MCINTYRE	6925	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 2	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SONYA M. FLOYD	6917	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 3	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DIANNA L. DELL	6909	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 4	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MUREILLE VALERUS	6901	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 5	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CLAUDIA M. VILLACOSTA	6873	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 6	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TONY A. DAWSON	6865	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 7	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SEAN B. DONAWAY CHRISTINE DONAWAY	6857	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 8	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JIMMY BARBER SYLVIA B. BARBER	6842	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 9	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAN MARIE EVANS	6850	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 10	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GEORGE R. WEEKS CONNIE L. WEEKS	6858	PLUM LAKE	LN	E	JACKSONVILLE	FL	32222	LOT 11	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KIRT LEE LAWANNA LEE	9517	HASTINGS VALLEY	CT		JACKSONVILLE	FL	32222	LOT 12	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	9524	HASTINGS VALLEY	CT		JACKSONVILLE	FL	32222	LOT 13	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
WOODROW E. WALSTON RENEE W. WALSTON	9512	HASTINGS VALLEY	CT		JACKSONVILLE	FL	32222	LOT 14	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
WILLIAM F. VAN WERT FAITH R. VAN WERT	9501	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 15	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PATRICIA A. MILLER	9511	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 16	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LEE A. TILKA CATHERINE L. TILKA	9519	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 17	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
HAROLD W. CHAPMAN, JR. CATHELEEN G. CHAPMAN	9527	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 18	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MARK S. WILHELM GRACE C. WILHELM	9532	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 19	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

DONNA KAY CULLUM, AS TRUSTEE OF THE DONNA KAY CULLUM TRUST	9520	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 20	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PATRICE H. WHITE	9512	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 21	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CINDY M. WILLIAMS STERLING A. FORD	9504	APPLE VALLEY	LN		JACKSONVILLE	FL	32222	LOT 22	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CHRISTOPHER GIPSON TAHRIA M. GIPSON	9503	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 23	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
BRANDEN DESCHAIINE APRIL DESCHAIINE	9515	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 24	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TIMOTHY S. JEROR SHAWN E. JEROR	9529	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 25	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROBERT C. BURNS MARY ANN BURNS	9534	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 26	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PHILLIP KIRBY	9526	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 27	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CSMA BLT, LLC	9518	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 28	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID COPELAND STEPHANIE COPELAND	9502	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 29	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID COPELAND STEPHANIE COPELAND	9502	PLUM LAKE	LN	W	JACKSONVILLE	FL	32222	LOT 30	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JAMES T. PHILLIPS SIDNEY BLANDON	6971	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222		A PORTION OF LOT 31, PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 54, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY CORNER OF SAID LOT 31; THENCE SOUTH 15 DEGREES 31 MINUTES 20 SECONDS WEST, 393.40 FEET TO THE SOUTHERLY LINE OF SAID LOT 31 AND THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM LAKE DRIVE EAST; THENCE ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 261.85 FEET, RUN AN ARC DISTANCE OF 148.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 03 MINUTES 42 SECONDS WEST, 146.32 FEET; THENCE NORTH 35 DEGREES 43 MINUES 38 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 31, A DISTANCE OF 42351 FEET TO THE NORTHERLY CORNER OF SAID LOT 31 AND THE POINT OF BEGINNING.
ALDO HERRERA RAMIREZ LEYRIN SURIEL CRUZ	6959	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 32	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EUSTACE D. CREIGHTON ZULMA A. CREIGHTON	6951	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 33	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PATRICK H.N. HALL SHARON L. HALL	6943	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 34	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAWNAYE JONES	6935	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 35	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
STACY E. CARVER DEONNA L. CARVER	6927	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 36	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
E. LEE BANKS KATHLEEN W. BANKS	6919	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 37	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ASEFASH M. YESHAW IYOBE D. DEGEFAW	6911	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 38	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CEIDRICK D. STUBBLEFIELD, SR. JOAN F. STUBBLEFIELD	6903	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 39	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EARL D. BRADDOCK LINDA A. BRADDOCK	6895	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 40	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
VICKY T. LEWIS	6887	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 41	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAMES E. PUTERBAUGH RENERIA T. PUTERBAUGH	6879	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 42	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EVELYN M. KEPPINGER	6871	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 43	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ALLIE STINSON	6863	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 44	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LIANET ACOSTA BECERRA	6855	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 45	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GENARD DUKES LILLIE M. DUKES	9554	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 46	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROBERT T. ABEL VICKI L. ABEL	9546	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 47	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROBERT W. POWDEN RAYLIN A. POWDEN	9531	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 48	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ODEEN L. TYRE BONNIE J. TYRE	9539	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 49	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ELLIS WORTH TEMPLE LISA D. TEMPLE	9547	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 50	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GARY L. HOUSER	9555	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 51	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NESTOR M. SANTONIL ALICIA S. SANTONIL	9563	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 52	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JUSTIN C. TARPLEY	9571	DARBYTOWN	LN		JACKSONVILLE	FL	32222	LOT 53	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THEODORE R. TAYLOR A. GAIL TAYLOR	6837	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 54	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JOSEPH L. JOHNSON JANIS D. JOHNSON	6829	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 55	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EARL R. ESTEP, JR. MICHELLE A. ESTEP	6821	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 56	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
VERNON A. DOOM NICOLE LYNN DOOM	6813	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 57	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID V. FIALKOFF HENIE FIALKOFF	6805	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 58	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CURTIS LEE HORNE IZZIE B. HORNE	9607	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 59	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TERESA J. ADAMS	9617	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 60	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LARRY D. CROCKER CAROL A. CROCKER	9635	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 61	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THOMAS E. ANNIS BETTY L. ANNIS	9649	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 62	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MATTHEW W. ALDRIDGE BILLIE JO ALDRIDGE	9661	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 63	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RICHARD ISAAC MURRAY ROBIN P. MURRAY	9669	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 64	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JESUS F. GARCIA	9670	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 65	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ANNETTE D. TOBLER	9662	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 66	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EMILY E. MASTEN	9654	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 67	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DWIGHT M. KERSEY BETTYE JOE KERSEY	9646	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 68	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
RICHARD BRYANT ROCHELLE LOVE BRYANT	9638	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 69	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	9630	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 70	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EARL MARTIN WICKS LEONIDA WICKS	9622	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 71	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PHYLLIS E. NEESMITH TORY REIKO DEL CARMEN	9614	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 72	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CLYDE SMITH	9606	MAYVILLE	DR	E	JACKSONVILLE	FL	32222	LOT 73	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CJS & F, LLC	6852	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 74	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LAURA M. FIGURA	6864	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 75	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SANDRA ACEVEDO ALVELO MARTIN JACOB LOPEZ FIGUEROA	6882	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 76	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THR FLORIDA, LP	6896	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 77	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GAIL BROWN DAVID BROWN	6902	PLUM LAKE	DR	E	JACKSONVILLE	FL	32222	LOT 78	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KATHRYN J. CORBETT	9609	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 79	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAMES J. BOHAC, JR. BARBARA J. BOHAC	9617	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 80	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAMES B. THOMAS RUTH E. THOMAS	9625	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 81	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THR FLORIDA, LP	9633	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 82	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
RICARDO RODRIGUEZ TINA W. RODRIGUEZ	9641	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 83	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CLAUDE HALL	9649	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 84	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JEFFERY L. THOMAS	9657	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 85	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GREGORY WEATHERINGTON SHERRY D. WEATHERINGTON	6916	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 86	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DARRYL R. BELL	6924	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 87	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

HOWARD YOUNG, SR. BARBARA L. YOUNG	6932	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 88	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
HOWARD YOUNG, SR. BARBARA L. YOUNG	6939	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 89	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JONATHON COLMER	6931	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 90	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KATHERINE L. CASEY	6923	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 91	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JENNIFER AMANDA HESS	6915	BLOWING ROCK	LN		JACKSONVILLE	FL	32222	LOT 92	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DOUGLAS DICK BETH DICK	9634	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 93	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ALITHEIA LANEAR BRENDA L. LANEAR	9626	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 94	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JASON JACKSON JOANNE L. JACKSON	9618	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 95	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KRISTEN ELLISON	9612	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 96	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JONATHAN F. VALLEJOS	9604	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 97	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
BRENDA L. SMITH	9603	GROVE HILL	LN		JACKSONVILLE	FL	32222	LOT 98	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SOFIA SHIOMARA ALVAREZ RONNIE STEVE ALVAREZ	9611	GROVE HILL	LN		JACKSONVILLE	FL	32222	LOT 99	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GERALD V. FIELDS MARVETTE L. FIELDS	9619	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 100	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MICHAEL W. GLADDEN LAINA R. GLADDEN	9627	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 101	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
VIDA MURILLO ORLANDO MURILLO	9632	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 102	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
AH4R I FL, LLC	9624	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 103	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ZILPHIA ELAINE BARNEY	9618	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 104	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MARK E. ELKINS TONI F. ELKINS	9610	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 105	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GUS W. MERRIWEATHER	9602	GROVE HILL	LN	JACKSONVILLE	FL	32222	LOT 106	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROLAND E. GARCIA	9605	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 107	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PATRICK X. BROWN	9606	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 108	PLUM TREE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 54 THROUGH 54E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ERIC C. COLOCAR	9611	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 1	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LEON CHILDS MELINDA CHILDS	9617	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 2	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DENISE CATO	9623	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 3	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAMANTHA J. ABELES	9629	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 4	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
WULF HANS OTTO WERNER, JR. CYNTHIA MARI WERNER	9635	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 5	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JANET P. JACKSON	9641	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 6	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROSY RAGAGLIA MATTHEW THOMAS OLSON	9647	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 7	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JOSEPH GARCIA BRENDA GARCIA	9653	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 8	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ADAM C. WISOR KIRSTEN M. WISOR	9659	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 9	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID M. COPELAND STEPHANIE COPELAND	9663	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 10	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAMES PRESTON ATKESON	9669	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 11	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MONIQUE S. WALKER JESSIE COOK	6965	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 12	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JORRICK D. LANDRY VERNALISE R. LANDRY	6959	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 13	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ANGELINE M. ZEARBAUGH	9665	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 14	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THOMAS K. SCHULTZE, JR.	9673	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 15	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PATRICIA L. JONES	9680	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 16	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JAMES G. GENTRY GINA B. GENTRY	9672	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 17	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KEITH COTRELL GAYLOR KAREN D. GAYLOR	9664	BLOWING ROCK	CIR	N	JACKSONVILLE	FL	32222	LOT 18	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SHARON D. COOPER	9675	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 58	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TERRY ANSLEY	9683	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 59	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THOMAS C. TAYLOR & CHRISTINE S. TAYLORE, AS TRUSTEES OF THE TAYLOR FAMILY TRUST DATED JUNE 21, 2006	9691	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 60	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
IH3 PROPERTY FLORIDA, L.P	9699	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 61	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
AMH 2014 1 BORROWER LLC	6960	KETTLE CREEK	DR		JACKSONVILLE	FL	32222	LOT 91	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ARIC L. COLBERT CARLA H. COLBERT	6953	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 92	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LEILANI K. TOLENTINO	6954	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 114	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID P. DISHAW KRISTIN L. DISHAW	6955	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 115	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KEZIA M. SORENSEN	6949	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 116	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ANTHONY O. PETTWAY YOLANDA PETTWAY	6943	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 117	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ELIZABETH B. MERCANTE	6937	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 118	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JOHN H. ROBERTS CARMEN L. ROBERTS	6931	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 119	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GIOVANNI CIURO LAMAR T. RIOS	6925	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 120	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROSE NADINE DENIS	6919	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 121	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
RONALD M. MORGAN YOLANDA MORGAN	6913	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 122	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
WILLIAM S. METZGER KAREN G. METZGER	6912	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 123	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DONNETTE PLUMMER LOXLIE PLUMMER	6918	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 124	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
LORENZO NEWTON	6924	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 125	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KATONGA TARA SYLVESTER CAROLYN MINNICK	6930	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 126	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
RONALD L. OPPERMAN PATRICIA A. OPPERMAN	6936	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 127	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
WATKINS JENNIFER J ET AL	6942	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 128	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVIDSON DOS SANTOS PATRICIA DOS SANTOS	6948	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 129	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOSEPH E. SWARTZ MARGARET S. SWARTZ	6956	CATFISH LAKE	DR		JACKSONVILLE	FL	32222	LOT 130	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAMES W. LAPETE	9755	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 131	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ANGELA MACK	9763	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 132	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JOSEPH L. ROBINSON	9771	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 133	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
RAYMOND L. JAIME MARIA G. JAIME	9779	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 134	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KENNETH LAWRENCE HARWOOD	9787	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 135	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
AUDRA BOOKER	9795	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 136	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PATRICIA A. MALLARD KAREN J. ARNOLD NIKKI L. ARNOLD	9807	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 137	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
YAMASA CO., LTD	9819	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 138	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JULIAN LESHAWN WILCOX	9827	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 139	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
GABRIEL S. MIHUTA	9835	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 140	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
IH3 PROPERTY FLORIDA, LP	9836	NELSON FORK	DR		JACKSONVILLE	FL	32222	LOT 141	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PROGRESS RESIDENTIAL BORROWER 5, LLC	9828	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 142	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MACE W. DAVIS COTAMINDA DAVIS	9820	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 143	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAMES MONTGOMERY GORDON REGINA TYSON GORDON	9812	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 144	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
HENRY L. HOPKINS ZABRINA HOPKINS	9804	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 145	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
KEVIN LEE STIKA	9796	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 146	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID L. BACHHOFER CHRISTINA BACHHOFER	9788	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 147	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EDDIE J. PITTMAN	9780	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 148	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THIMOTHY J. SHEARER CAROL D. SHEARER	9772	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 149	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DOUGLAS L. RAMSEY ANGELICA RAMSEY	9764	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 150	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JOHNNY J. JONES, JR. CYNTHIA D. JONES	9756	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 151	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ERIC JOHNSON KAVA D. JOHNSON	9748	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 152	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PROPERTY OWNER 10, LLC	9740	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 153	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOHNNY B. TROUTMAN EUNICE A. TROUTMAN	9732	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 154	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SINATH KOUNG SAMPHORS ROEURNG	9724	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 155	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SFR JV-1 2019-1 BORROWER, LLC	9716	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 156	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MAXIMILIAN T.H. SUCHY	9708	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 157	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
WARREN GEETING, AS TRUSTEE OF THE DUBE FAMILY PROPERTY TRUST	9700	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 158	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MICHAEL A. NAPPO ALICIA M. NAPPO	9692	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 159	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EDWARD IVAN ARRINGTON LINDA P. ARRINGTON	9684	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 160	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JAYSEN T. CRUMP	9676	NELSON FORK	DR	JACKSONVILLE	FL	32222	LOT 161	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
JOSEPH T. QUEEN MARY H. QUEEN	9670	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 162	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SHELDON S. LAWLER MELISSA G. LAWLER	9664	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 163	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ROBERT M. WOLF JUDITH E. WOLF	9658	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 164	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
THOMAS GLEN FORD ISABEL MARIA MENDEZ	9652	CLINTON CORNERS	DR	JACKSONVILLE	FL	32222	LOT 165	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CARLTON F. TYSON JOYCE A. TYSON	9646	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 166	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
AMERICAN HOMES 4 RENT PROPERTIES, LLC	9640	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 167	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EVERARD J. LORD SUSAN D. LORD	9636	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 168	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
MARGARITA TORRES GARCIA	7002	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 169	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PARVEZ SHAFIQ NEELUM JADUN SHAFIQ	9628	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 284	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
FERNANDO L. CARRASQUILLO JESSENIA HERNANDEZ	9624	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 285	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
NICHOLAS KONSTANTATOS SUSAN KONSTANTATOS	9620	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 286	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
STEPHEN R. VALDES AMANDA VALDES	9616	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 287	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DAVID R. FILSON MELISSA FILSON	9612	CLINTON CORNERS	DR		JACKSONVILLE	FL	32222	LOT 288	PLUM TREE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 17 THROUGH 17J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
DEVIN MICHAEL SCOTT KAYLEIGH VIVTORIA ANN VOORHEIS	6951	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 19	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ALEJANDRO NUNEZ	6943	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 20	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DEBORAH A. WASHINGTON	6935	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 21	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

AH4R FL3, LLC	6927	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 22	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KIM JOHNSON	6919	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 23	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LOCKSLEY FOXTON MARCIA CRAWFORD FOXTON	9718	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 24	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANTHONIE GROSS IMANI GROSS	9710	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 25	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
GAMALLEL GAMEZ MARTHA B. GAMEZ	9702	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 26	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TABITHA REYES GALO REYES	9694	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 27	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
WAYNE RACKLEY, JR. MEGAN N. WRIGHT-RACKLEY	9686	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 28	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ALVIN LARRY MANSELL TASHA MARTIN MANSELL	9678	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 29	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JOHN PEREZ	9667	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 30	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
NARDA HEYWOOD	6891	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 31	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MICHAEL J. VON EIFF	6885	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 32	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ASHLEY N. WINNIE	6879	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 33	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

ANTHONY D. TORRES PAULA M. TORRES	6873	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 34	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DOUGLAS G. DIXON	6872	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 35	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BENNY B. WILSON, JR. CATHERINE L. WILSON	6878	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 36	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
IH3 PROPERTY FLORIDA, LP	6886	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 37	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
FLEMMON L. SEYMOUR	6892	WALL SPRINGS	DR		JACKSONVILLE	FL	32222	LOT 38	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMH 2014 1 BORROWER, LLC	9695	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 39	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC	9703	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 40	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PHILIP NAZARIO ONILDA GARCIA BELLARD	9711	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 41	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANNETTE R. SYKES	9719	MAYVILLE	DR	S	JACKSONVILLE	FL	32222	LOT 42	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LINDA F. NELSON	6899	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 43	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LEONARD HARRIS, II MARJORIE K. HARRIS	6891	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 44	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MELVIN KHOUTH MONICA TAING	6883	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 45	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

MICHAEL A. TANNOUS ANES M. TANNOUS	6875	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 46	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
WILLIAM T. SHAW JOYCE L. SHAW	6874	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 47	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TERAINO DEJUAN ALBRITTON NEREIDA ALBRITTON	6882	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 48	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RUFUS R. MCGEE, JR. LESIA A. MCGEE	6888	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 49	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL BORROWER 2, LLC	6894	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 50	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANDREW Y. RIETA KANDY RIETA	6900	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 51	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANITRA E. OTT	6908	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 52	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JOSE ANGEL BARRETO RODRIGUEZ	6916	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 53	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANDREW THOMAS BELOW DEANNA LYNN TAYLOR	6924	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 54	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RICHARD L. HENSON MARVETTE M. HENSON	6938	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 55	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RAYMOND A. PHILLIPS GWENDOLYN PHILLIPS	6942	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 56	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ROBERT KENNEY	6950	CLINTON CORNERS	DR	W	JACKSONVILLE	FL	32222	LOT 57	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RUSSELL J. RICHARDSON TRACEY M. RICHARDSON	6951	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 62	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARQUITA M. WILLIAMS	6943	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 63	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
FRANCES KENDALL	6935	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 64	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
XAVIER ARIAS	6927	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 65	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CLECIO J. DA SILVA	6919	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 66	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRANDON PINTO CLAIRE M. PINTO	6911	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 67	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
EVERETT HARTLEY	6903	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 68	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KENNETH VICTORIAN KIZZY VICTORIAN	6897	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 69	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CONRAD E. FOLK ROSELIND D. FOLK	6891	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 70	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRANDON P. LLANOS	6885	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 71	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DYLAN L. RUDOLFER STEPHANIE A. RUDOLFER	6877	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 72	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARK W. STUP	6871	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 73	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CHARLES D. COTUGNO, III	6865	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 74	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CAREY MARK N. CAREY & KATHLEEN E. CAREY, AS TRUSTEES OF THE MARK N. CAREY AND KATHLEEN E. CAREY LIVING TRUST	6859	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 75	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DESIR FREZIN	6853	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 76	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JEREMY FRAZIER	6854	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 77	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARVIN L. BOONE PAMELA Y. BOONE	6860	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 78	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DANIEL R. THIEDE NANCY J. THIEDE	6868	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 79	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JAMIE LEE WARD	6874	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 80	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ROBERTO I. GONZALEZ LORIMAR D. GONZALEZ	6880	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 81	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
SHANE ALLEN RUBY ALLEN	6888	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 82	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
SFR JV 1 PROPERTY, LLC	6896	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 83	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RODERICK M. BACATANO REA M. VERGARA	6904	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 84	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARC S. HARDISON, JR.	6912	KETTLE CREEK	DR	JACKSONVILLE	FL	32222	LOT 85	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SALWA ABUTINEH	6920	KETTLE CREEK	DR		JACKSONVILLE	FL	32222	LOT 86	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LASHANDA R. ADAMS	6928	KETTLE CREEK	DR		JACKSONVILLE	FL	32222	LOT 87	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KARL M. KRAUSE	6936	KETTLE CREEK	DR		JACKSONVILLE	FL	32222	LOT 88	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
THOMAS ANTHONY MASSEY	6944	KETTLE CREEK	DR		JACKSONVILLE	FL	32222	LOT 89	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARIE C. SAMEDI	6952	KETTLE CREEK	DR		JACKSONVILLE	FL	32222	LOT 90	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ELSA HAMILTON	6947	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 93	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BERNARDINO T. GALINO, JR. MARIA GRACIA GALINO	6941	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 94	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RANDALL SCOTT WILLIAMS CAROLEE SUE WILLIAMS	6935	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 95	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRAD MUDGETT	6929	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 96	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
STANLEY THOMAS FILION JOY MICHELE FILION	6923	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 97	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARCUS L. BARBER JENNIFER J. BARBER	6917	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 98	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CYNTHIA B. CARVERO RICHARD S. MONTEROLA	6911	NICHOLS CREEK	DR		JACKSONVILLE	FL	32222	LOT 99	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FERNANDO E. SANTIAGO FANNY J. SANTIAGO	6905	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 100	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PATRICE M. WILLIAMS	6899	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 101	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MURIKA R. DAVIS	6893	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 102	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DANIEL GEIGER MARIA CATHERINE GEIGER	6887	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 103	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JACOLE BERNELL JONES MARIAH JOY JONES	6892	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 104	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RICKY L. BURLING	6898	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 105	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TIMMY TSE	6904	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 106	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CANDICE M. LOWE	6910	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 107	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TIZIANA HAGAN	6918	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 108	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KYLE W. RUSSO ADRIENNE B. DESHAZO	6924	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 109	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DARRYL HUTCHERSON LORRAINE HUTCHERSON	6930	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 110	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ADRIAN WILLING ERICA WHITWORTH WILLING	6936	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 111	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

DAVID A. RILEY EDELMIRA RILEY	6942	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 112	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JOSEPH VALENTIN	6948	NICHOLS CREEK	DR	JACKSONVILLE	FL	32222	LOT 113	PLUM TREE UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 45 THROUGH 45E, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ROBERT A. JAMES	7008	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 170	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ALLISON MEYER	7014	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 171	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MUPR 3 ASSETS, LLC	7020	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 172	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CRISTOPHER W. EATON NICOLE A. EATON	7026	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 173	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BOBIE ARNOLD JONES GLENDA JONES	7032	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 174	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LEVARNE M. JUNIUS YVETTE JUNIUS	7038	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 175	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PAULO G. ACEDERA, III JUDITH Y. ACEDERA	7044	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 176	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL BORROWER 4, LLC	7050	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 177	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ETHAN A. WALZ	7056	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 178	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DALE E. WEAVER, JR. CINDY WEAVER	7068	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 179	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

ROBBIE D. JONES	7074	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 180	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARKISHIA T. ANDREWS	7080	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 181	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERBERUS SFR HOLDINGS II, LP	7086	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 182	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CHRISTOPHER L. BARNO JAMI M. BARNO	9709	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 183	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RAMSEY GIBBONS, III SELENA P. GIBBONS	9717	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 184	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MADELEINE E. O'CONNOR SIOBHAN O'CONNOR-JONES	9725	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 185	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	9733	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 186	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RICHARD C. REID	9741	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 187	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LAWRENCE CHARLES BROOKS, JR. LASHICA BROOKS	9749	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 188	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
IH3 PROPERTY FLORIDA, LP	9757	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 189	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANNA WYNNE MELISSA DAWN BENOIT	9758	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 190	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DOUGLAS P. BECKER SANDRA D. BECKER	9750	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 191	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PROGRESS RESIDENTIAL BORROWER 7 LLC	9742	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 192	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AH4R PROPERTIES, LLC	9734	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 193	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
P4 SFR PROPERTY OWNER 1, LLC	9726	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 194	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CLINTON LEWIS URSULA LEWIS	9718	HAZEL LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 195	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
2018 3 IH BORROWER, LP	7102	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 196	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CHRISTINA M. FIGUEIRINHA	7118	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 197	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DAWN M. WOJDAT	7126	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 198	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TAH 2017 1 BORROWER, LLC	7134	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 199	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRIAN GLEATON KELLY GLEATON	7142	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 200	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MATTHEW L. PLEMMONS	7150	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 201	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ARTHUR C. DAVIS, JR. SANTERRIA S. DAVIS	7158	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 202	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
GERALD D. BUTLER, SR.	7166	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 203	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SHANNON COURTNEY ELDRIDGE	7174	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 204	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CHANTEL BRYANT	7182	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 205	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ADAM SETH FRANZ	7190	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 206	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TIMOTHY B. POIRRIER	7198	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 207	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL BORROWER 11, LLC	7206	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 208	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DALE A. SNYDER MELISSA A. SNYDER	7214	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 209	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LEANDRE JAREL CALLOWAY AINALIZ CALLOWAY	7222	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 210	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PLATINUM OXIDE, LLC	7213	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 211	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RORY ENGLISH	7205	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 212	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RYAN ROSAL NENSTIEL ANNA M. NENSTIEL	7197	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 213	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	7189	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 214	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CURTIS R. JACKSON	7181	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 215	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RANDY A. BLANKENSHIP, JR. MELISSA A. BLANKENSHIP	7173	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 216	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRIAN ANTHONY CAMPBELL MICHELLE LYNN CAMPBELL	7165	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 217	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JOSELITO MENDOZA	7157	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 218	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARIANNE G. LEE JEFFERY W. LEE	7149	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 219	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL 2015 3 BORROWER, LLC	7141	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 220	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRANDON SMITH	7133	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 221	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TAH MS BORROWER, LLC	7125	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 222	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
HEATHER N. CARLTON JOSEPH C. SUAIN	7117	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 223	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL BORROWER 11, LLC	7109	BEEKMAN LAKE	DR	S	JACKSONVILLE	FL	32222	LOT 224	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC	9684	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 225	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RENE CARDONA CHRISTINE CARDONA	9676	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 226	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DAVID BASS	9670	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 227	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

WALTER A. WYNN ROSA M. WYNN	9650	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 230	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMERICAN HOMES 4 RENT PROPERTIES THREE, LLC	9642	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 231	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TOMMY KEYES, JR. ALMERIE R. KEYES	9634	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 232	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
VUONG D. NGUYEN	9626	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 233	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
GREG A. GAGNI MARY ANN V. GAGNI	7102	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 234	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KIMBERLY ROBERTS	7110	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 235	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JON HUEBNER, AS TRUSTEE OF THE JON HUEBNER 2004 REVOCABLE TRUST DATED OCTOBER 12, 2004	7118	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 236	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
FRANCES M. CHRISTOPHER	7126	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 237	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DAVID R. ADAMS PERI A. ADAMS	7134	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 238	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ALEX A. CALUBAQUIB MARIBETH CALUBAQUIB	7142	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 239	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CARLOS GARCIA CATALINA GARCIA	7150	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 240	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL BORROWER 6, LLC	7158	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 241	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PROGRESS RESIDENTIAL 2015 3 BORROWER, LLC	7166	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 242	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
STHEFFANY D. ANDRADE PEDRO M. MOTA MARTINEZ	7163	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 243	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ENRIQUE T. LEGASPI	7155	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 244	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CORNELL A. MOSES JOANN S. MOSES	7147	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 245	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CHARLES LEE RENFROW JAMIE L. RENFROW	7139	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 246	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ENRIQUE LEGASPI	7133	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 247	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
LATONIA ROBINSON	7127	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 248	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PROGRESS RESIDENTIAL 9 BORROWER, LLC	7119	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 249	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PETER A. DUZANT MARY M. DUZANT	7109	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 250	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TINA ADAMS	7103	NEWMAN LAKE	CT		JACKSONVILLE	FL	32222	LOT 251	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
YURY ORLOV	9601	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 252	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
SHANE A. LAWSON	9609	HAZEL LAKE	DR		JACKSONVILLE	FL	32222	LOT 253	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

LOIZELLE DENISE CASTILLO	9617	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 254	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
SHERRI L. CARTER	9625	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 255	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
RJ AMERICAN HOMES 4 RENT TWO, LLC	9633	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 256	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JACQUELINE PARMER	9651	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 257	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMH 2015 1 BORROWER, LP	9659	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 258	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
PATRICIA LAROSA	9667	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 259	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARITA T. KYPREOS	9675	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 260	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ANGELA LA ROSA	9683	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 261	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TONY SCIANDRA MARION SCIANDRA	9691	HAZEL LAKE	DR	JACKSONVILLE	FL	32222	LOT 262	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
ROBERT S. THOMPSON DEBORAH J. THOMPSON	7085	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 263	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
THEODORE KYPREOS DOVIE G. KYPREOS	7081	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 264	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
TRACY D. DEAN	7075	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 265	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GREGORY MOREHOUSE, JR.	9652	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 266	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
REGINALD M. EDWARDS	9644	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 267	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CANDACE M. STEELE	9636	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 268	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
BRIAN N. GARCEAU ALBERTA GARCEAU	9628	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 269	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KYLE W. DANIELS MARIZA P. DANIELS	9629	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 270	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
GARFIELD N. WALTERS	9637	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 271	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AH4R FL3, LLC	9645	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 272	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JASON L. BRADFORD CONNIE M. BRADFORD	9653	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 273	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
WAYNE NGO SHUI NGO	9661	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 274	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
COREY JOSEPH JONES CYNTHIA MARIE JONES	9669	MORGAN CREEK	CT	JACKSONVILLE	FL	32222	LOT 275	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
AMH 2014 1 BORROWER, LLC	7049	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 276	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
JOHNNY OPDENBOSCHGOENEGA MARITZA OPDENBOSCHGOENEGA	7043	BEEKMAN LAKE	DR	JACKSONVILLE	FL	32222	LOT 277	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

AKILA MEENAKSHISUNDARAM	7037	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 278	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DAVID PATRICK THAYER KYLIE THAYER	7031	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 279	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MARK A. VINCENT JANICE M. VINCENT	7025	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 280	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CARL A. STEWART LENA T. STEWART	7021	BEEKMAN LAKE	DR		JACKSONVILLE	FL	32222	LOT 281	PLUM TREE UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 2 THROUGH 2J, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
KENNETH A. SYPHERS, JR.	6797	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 1	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
STEPHANIE JACKSON	6789	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 2	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
MATTHEW D. RUPPERT KRISTIN M. RUPPERT	6781	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 3	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
DUVALLE SHAZEL JIMNESIA SHAZEL	6773	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 4	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CATHERINE E. KOLB	6778	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 5	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CARL BOYD LINDA BOYD	6782	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 6	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CAMILA F. HERRERA VIVANCO	6790	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 7	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
FREDDIE L. COLE YVONNE A. COLE	6798	PLUM LAKE	DR	N	JACKSONVILLE	FL	32222	LOT 8	PLUM TREE UNIT FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 94 THROUGH 94A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

EXHIBIT E

**PLUM TREE UNIT ONE  
CITY OF JACKSONVILLE  
DUVAL COUNTY, FLORIDA**

BEING A REPLAT OF A PORTION OF TRACTS  
3, 4, 5, 6, 11, 12, 13, 14, 16 AND ALL OF TRACT 13,  
BLOCK 9, ALL IN SECTION 20, TOWNSHIP 3 SOUTH  
RANGE 23 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE  
HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93  
OF THE CURRENT PUBLIC RECORDS  
OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 54  
SHEET 1 of 6 SHEETS  
TAXES / EXPIRED

**NOTICE AND RESOLUTION**

Whereas, the City of Jacksonville, Florida, by its Mayor and the City Council, in its resolution and ordinance, passed and adopted on the 21st day of August, 1988, authorized the Mayor to execute and deliver to the State of Florida, a deed conveying to the State of Florida, a certain parcel of land, to-wit: a certain parcel of land, bounded and described as follows: ...

IN WITNESS WHEREOF, the City of Jacksonville, Florida, has caused this notice to be signed by its Mayor, and the City Council, and has caused it to be attested by its Clerk, this 25th day of July, 1988.

MAYOR: *Joseph P. Gore*

CITY CLERK: *Henry J. Cook*

SECRETARY OF THE BOARD OF COMMISSIONERS: *James R. Evans*

DATE OF PUBLICATION: July 28, 1988

COUNTY OF DUVAL: Duval County, Florida

**RESOLUTION OF THE BOARD OF COMMISSIONERS**

Resolved, that the deed, together with the plat, be signed, executed and delivered to the State of Florida, on behalf of the City of Jacksonville, Florida, on the 28th day of July, 1988.

*James R. Evans*  
By Commission Chairman

*Henry J. Cook*  
By City Clerk

**PLUM TREE UNIT ONE**

WHEREAS, the City of Jacksonville, Florida, by its Mayor and the City Council, in its resolution and ordinance, passed and adopted on the 21st day of August, 1988, authorized the Mayor to execute and deliver to the State of Florida, a deed conveying to the State of Florida, a certain parcel of land, to-wit: a certain parcel of land, bounded and described as follows: ...

IN WITNESS WHEREOF, the City of Jacksonville, Florida, has caused this notice to be signed by its Mayor, and the City Council, and has caused it to be attested by its Clerk, this 25th day of July, 1988.

MAYOR: *Joseph P. Gore*

CITY CLERK: *Henry J. Cook*

SECRETARY OF THE BOARD OF COMMISSIONERS: *James R. Evans*

DATE OF PUBLICATION: July 28, 1988

COUNTY OF DUVAL: Duval County, Florida

**RESOLUTION OF THE BOARD OF COMMISSIONERS**

Resolved, that the deed, together with the plat, be signed, executed and delivered to the State of Florida, on behalf of the City of Jacksonville, Florida, on the 28th day of July, 1988.

*James R. Evans*  
By Commission Chairman

*Henry J. Cook*  
By City Clerk

**PLUM TREE UNIT ONE**

APPROVED  
DATE: 5/1/88  
BY: *MAURA*  
MAYOR  
CITY ENGINEER  
DEPARTMENT OF PUBLIC WORKS  
*MAURA*  
GENERAL MANAGER



*David J. Gilliland*  
MAYOR

*David J. Gilliland*  
SECRETARY OF THE BOARD OF COMMISSIONERS

DATE OF PUBLICATION: April 16, 1988

COUNTY OF DUVAL: Duval County, Florida

12-7-90

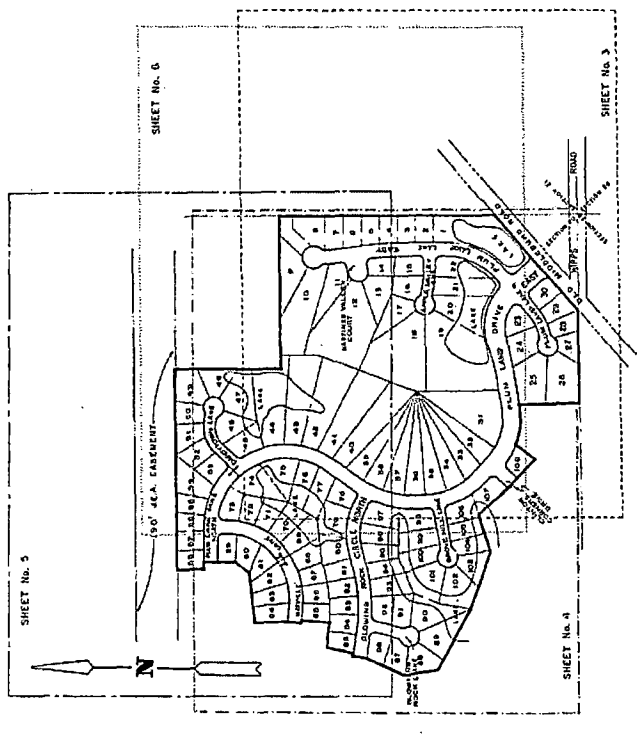
*Clay Miller & Associates, Inc.*  
INCORPORATED IN FLORIDA  
REGISTERED PROFESSIONAL ENGINEERS  
PLAT BOOK 44

PLAT BOOK 44 PAGE 54A

SHEET 2 of 6 SHEETS  
TOTAL NUMBER OF LOTS THIS UNIT - 108.

# PLUM TREE UNIT ONE CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA

BEING A RE-PLAT OF A PORTION OF TRACTS 3, 4, 5, 11, 12, 13, 14, 16 AND ALL OF TRACT 15, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



### EXPLANATIONS

1) Building shown herein set back on the back line of Section 15, Township 3 South, Range 25 East, Duval County, Florida as shown on plat 54A of Plat Book 44, Duval County, Florida, and as shown on plat 54A of Plat Book 44, Duval County, Florida.

2) Easements shown herein are for the construction, maintenance, installation and operation of drainage, utilities, sanitary sewers, and other transportation services, which shall be subject to the public easements of Duval County, Florida.

3) The Plum Tree Unit One shown herein was taken from the Federal Emergency Management Agency (FEMA) Flood Insurance Program, Flood Insurance Rate Map (FIRM) No. 17-010, dated July 1977, and is shown on the map as a shaded area.

4) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

5) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

6) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

7) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

8) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

9) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

10) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

11) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

12) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

13) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

14) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

15) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

16) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

17) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

18) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

19) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

20) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

21) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

22) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

23) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

24) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

25) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

26) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

27) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

28) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

29) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

30) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

31) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

32) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

33) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

34) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

35) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

36) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

37) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

38) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

39) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

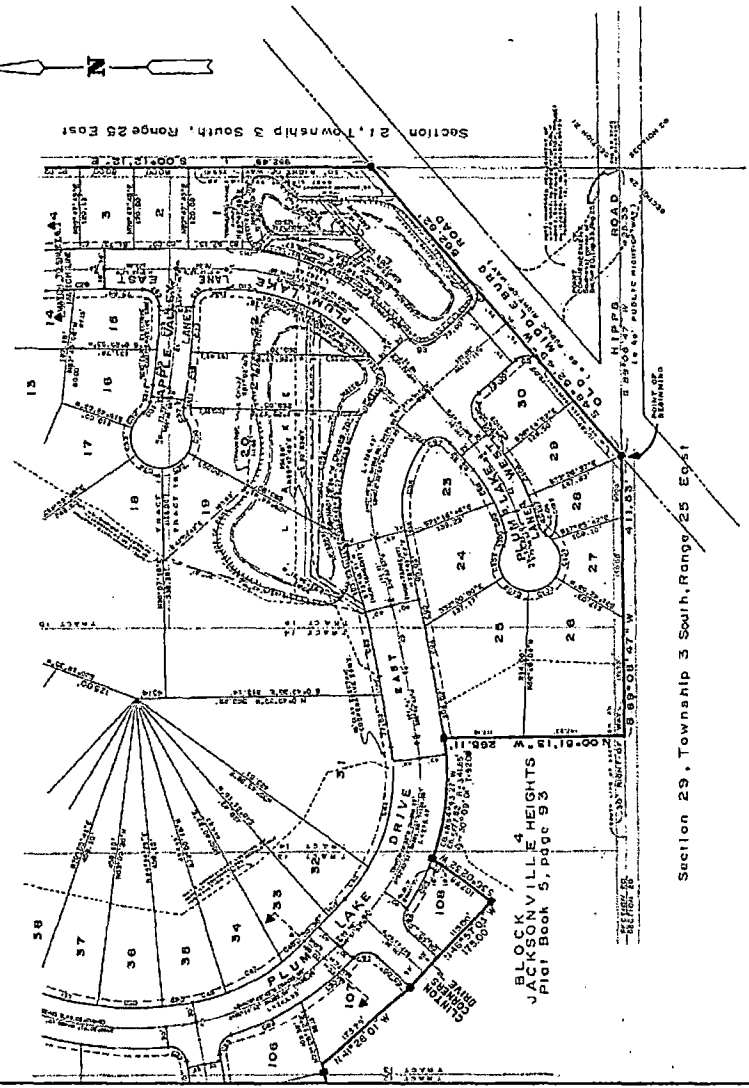
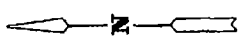
40) The City of Jacksonville, Florida, is the owner of the property shown herein, and the same is being offered for sale by public auction.

Clary & Associates, Inc.  
Professional Surveyors  
1000 North 1st Street  
Jacksonville, Florida 32202

PLAT BOOK 44 PAGE 57B  
SHEET 3 of 6 SHEETS  
SEE SHEET TWO FOR GENERAL NOTES

# PLUM TREE UNIT ONE CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA

BEING A REPLAY OF A PORTION OF TRACTS  
3, 4, 5, 6, 11, 12, 13, 14, 16, AND ALL OF TRACT 15,  
BLOCK 9, ALL IN SECTION 20, TOWNSHIP 3 SOUTH  
RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE  
HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93  
OF THE CURRENT PUBLIC RECORDS  
OF DUVAL COUNTY, FLORIDA.



BLOCK  
JACKSONVILLE HEIGHTS  
Plat Book 5, page 93

Section 29, Township 3 South, Range 25 East

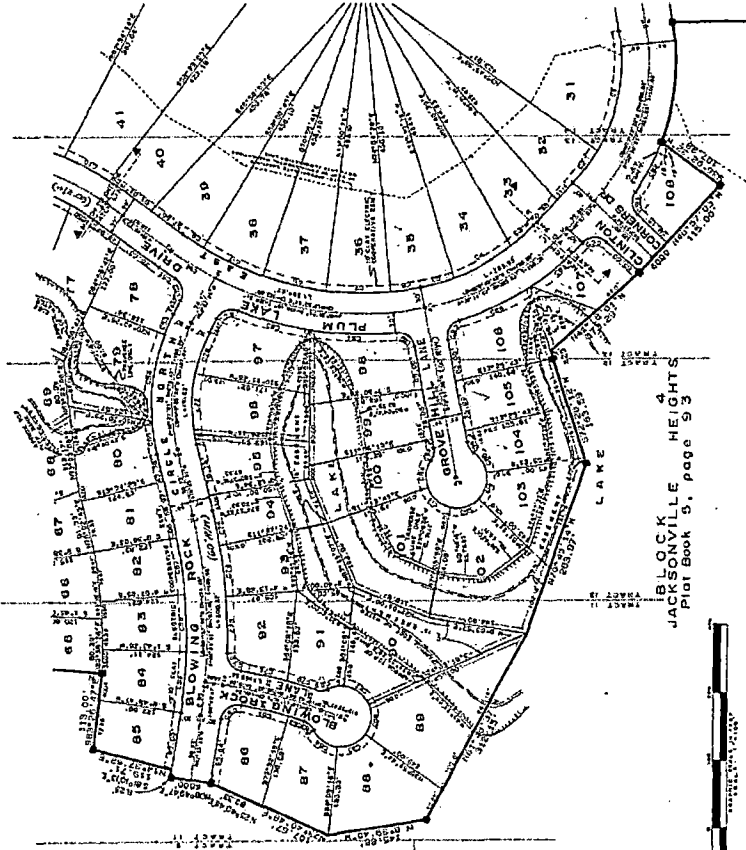
Table with multiple columns and rows of small text, likely a legend or data table.

Clay & Associates, Inc.  
Surveyors  
1000 N. W. 10th St.  
Jacksonville, Fla. 32209

PLAT BOOK 44 PAGE 57C  
SHEET 4 of 6 SHEETS  
SEE SHEET TWO FOR GENERAL NOTES

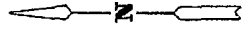
**PLUM TREE UNIT ONE**  
**CITY OF JACKSONVILLE**  
**DUAL COUNTY, FLORIDA**

BEING A REPLAT OF A PORTION OF TRACTS  
3, 4, 5, 6, 11, 12, 13, 14, 16, AND ALL OF TRACT 15,  
BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH  
RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE  
HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93  
OF THE CURRENT PUBLIC RECORDS  
OF DUVAL COUNTY, FLORIDA.



JACKSONVILLE HEIGHTS  
PLAT BOOK 5, PAGE 93  
BLOCK 4

JACKSONVILLE HEIGHTS  
PLAT BOOK 5, PAGE 93  
BLOCK 4



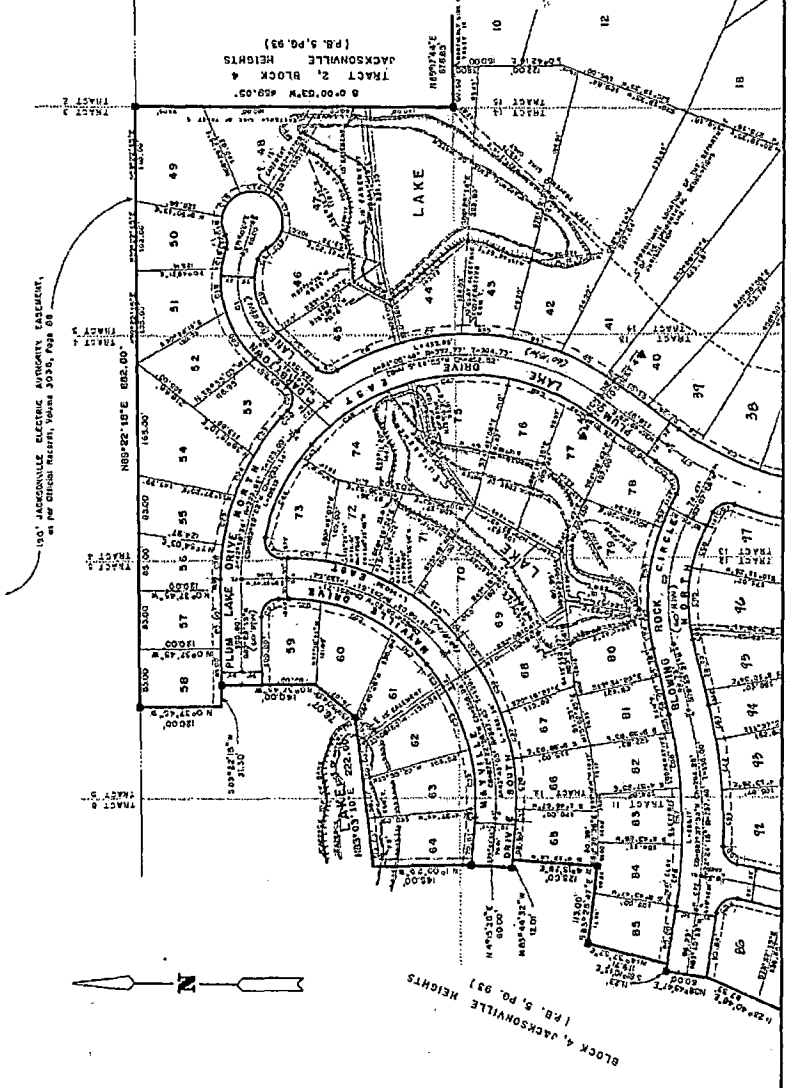
A large, dense grid table containing numerical data, likely a survey or lot identification table. The grid is approximately 40 columns wide and 10 rows high. The numbers within the grid are small and difficult to read, but they appear to be arranged in a regular, repeating pattern.

Clary & Associates, Inc.  
Professional Surveyors  
1001 NE 12th Street, Suite 100  
Jacksonville, Florida 32202  
(904) 246-1100



**PLUM TREE UNIT ONE**  
**CITY OF JACKSONVILLE**  
**DUVAL COUNTY, FLORIDA**  
 BEING A REPLAT OF A PORTION OF TRACTS  
 3-4, 5-6, 11, 12, 13, 14, 16, AND ALL OF TRACT 15,  
 BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH  
 RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE  
 HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93  
 OF THE CURRENT PUBLIC RECORDS  
 OF DUVAL COUNTY, FLORIDA.

TRACT NO.	AREA	AREA	AREA	AREA
1	1.0000	1.0000	1.0000	1.0000
2	1.0000	1.0000	1.0000	1.0000
3	1.0000	1.0000	1.0000	1.0000
4	1.0000	1.0000	1.0000	1.0000
5	1.0000	1.0000	1.0000	1.0000
6	1.0000	1.0000	1.0000	1.0000
7	1.0000	1.0000	1.0000	1.0000
8	1.0000	1.0000	1.0000	1.0000
9	1.0000	1.0000	1.0000	1.0000
10	1.0000	1.0000	1.0000	1.0000
11	1.0000	1.0000	1.0000	1.0000
12	1.0000	1.0000	1.0000	1.0000
13	1.0000	1.0000	1.0000	1.0000
14	1.0000	1.0000	1.0000	1.0000
15	1.0000	1.0000	1.0000	1.0000
16	1.0000	1.0000	1.0000	1.0000
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19	1.0000	1.0000	1.0000	1.0000
20	1.0000	1.0000	1.0000	1.0000
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31	1.0000	1.0000	1.0000	1.0000
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33	1.0000	1.0000	1.0000	1.0000
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40	1.0000	1.0000	1.0000	1.0000
41	1.0000	1.0000	1.0000	1.0000
42	1.0000	1.0000	1.0000	1.0000
43	1.0000	1.0000	1.0000	1.0000
44	1.0000	1.0000	1.0000	1.0000
45	1.0000	1.0000	1.0000	1.0000
46	1.0000	1.0000	1.0000	1.0000
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68	1.0000	1.0000	1.0000	1.0000
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PLAT BOOK 52 PAGE 17

SHEET 1 OF 11 SHEETS  
SEE SHEET 2 FOR CORDIAL NOTES A LEGEND

**Plum Tree Unit Two**  
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**GENERAL AND BACKGROUND**

It is hereby declared that New Development, Inc., a corporation whose true name is known to the public, has agreed to convey to the City of Jacksonville the property hereinafter described, together with all the rights and interests therein, to be used as a sewerage treatment plant. This property is shown on the plat of Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida.

**PARCEL NO. 2**

A portion of Sections 20 and 29, Township 3 South, Range 25 East, of Jacksonville, Florida, as shown on the plat of Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, is hereby divided into two parcels as follows:

**PARCEL NO. 2**

That portion of the above described property which is bounded by the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, on the north and east, by the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, on the south, and by the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, on the west.

**LEGAL DESCRIPTION 98-195083**

That portion of the above described property which is bounded by the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, on the north and east, by the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, on the south, and by the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, on the west.

(1) The above described property, including all the rights and interests therein, is hereby conveyed to the City of Jacksonville, Florida, to be used as a sewerage treatment plant. This property is shown on the plat of Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida.

(2) The City of Jacksonville, Florida, is hereby authorized to convey to the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, the property hereinafter described, together with all the rights and interests therein, to be used as a sewerage treatment plant. This property is shown on the plat of Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida.

**LEGAL DESCRIPTION 98-195083**

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**CONVEYANCE TO THE CITY OF JACKSONVILLE**

The City of Jacksonville, Florida, is hereby authorized to convey to the Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida, the property hereinafter described, together with all the rights and interests therein, to be used as a sewerage treatment plant. This property is shown on the plat of Jacksonville Sewerage Plant, Book 1, Section 29, of Jacksonville, Florida.

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**ASSURED FOR THE RECORD**

This is to certify that the above plat has been examined, compared and approved for recording in the records of Duval County, Florida, pursuant to Chapter 218, of the Constitution of the State of Florida.

*John S. Munnick*  
Deputy Public Clerk

**NOTARIAL PUBLIC**

The foregoing instrument was acknowledged before me this 8th day of August, 1983, A.D. by *Raymond J. Hilliard*, known to me and believed to be the person whose name is subscribed to the instrument, and he is personally known to me and did not take an oath.

*Raymond J. Hilliard*  
Notary Public, State of Florida

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*John S. Munnick*  
Deputy Public Clerk

Approved: *[Signature]*  
City Clerk

Approved: *[Signature]*  
Deputy City Clerk

Approved: *[Signature]*  
Deputy Public Clerk

**BLANKET INSTRUMENT**

THE SIGNATURE OF THE ABOVE PERSONS IS HEREBY VERIFIED TO BE THE SIGNATURE OF THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT AND WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT.

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PLAT BOOK 52 PAGE 17

SHEET 1 OF 11 SHEETS  
SEE SHEET 2 FOR CORDIAL NOTES A LEGEND

**GENERAL AND BACKGROUND**

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Deputy Public Clerk

**NOTARIAL PUBLIC**

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*Raymond J. Hilliard*  
Notary Public, State of Florida

Approved: *[Signature]*  
City Clerk

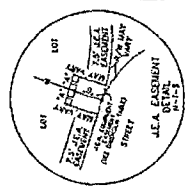
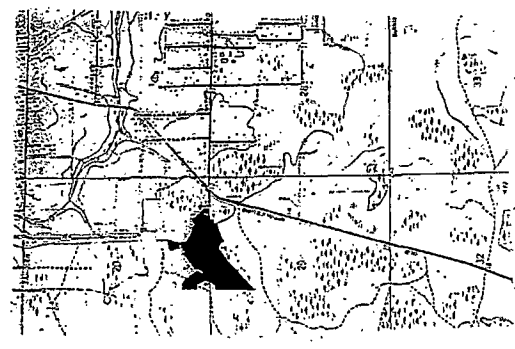
Approved: *[Signature]*  
Deputy City Clerk

Approved: *[Signature]*  
Deputy Public Clerk

**PLAT BOOK 52 PAGE 17A**  
SHEET 2 OF 11 SHEETS  
63 LOTS, 1062 SQ. FT.

**Plum Tree Unit Two**  
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

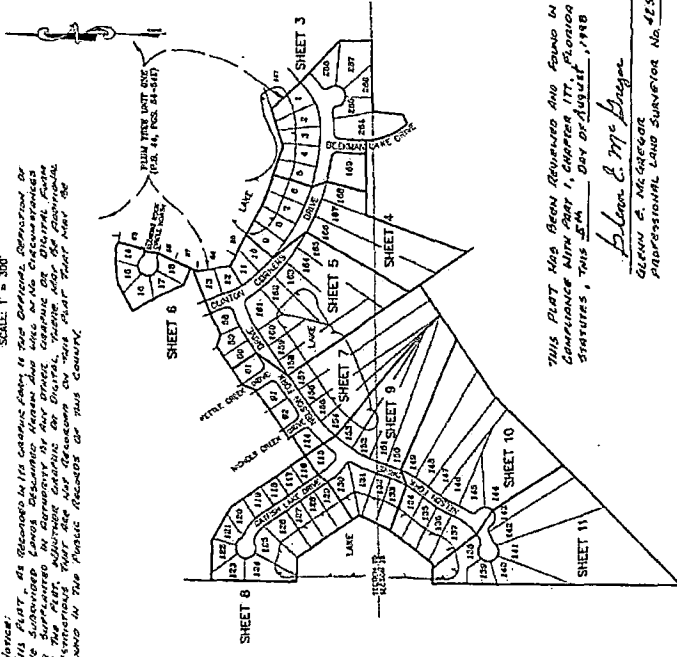
**Vicinity Map**  
SCALE: 1" = 2000'



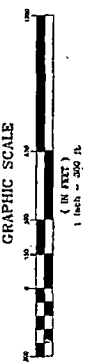
**General Notes**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT 17A.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN HEREON. REFER TO THE PUBLIC RECORDS OF THIS COUNTY, (FLORIDA STATUTE 17A.01 (20))
- THE LAKES SHOWN HEREON ARE WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD HAZARD MAP DATED AUGUST 15, 1952. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULARIZED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- EASMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWER, UNLESS OTHERWISE NOTED HEREON.
- ALL BRANCH EASMENTS ARE UNRESTRICTED UNLESS OTHERWISE NOTED HEREON.
- THE EASMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED EASMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT EASMENT OR ENCUMBRANCE THAT MAY BE HEREON. THE CITY OF JACKSONVILLE, THE CONSTRUCTION OF ROADS AND THE INSTALLATION OF FENCES, REZONES, AND LANDSCAPING IS PERMISSIBLE FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED/ACCESS EASMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASMENTS BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASMENTS SHALL ALSO BE EASMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND OPERATION OF CABLE TELEVISION, TELEPHONE, AND OTHER PUBLIC UTILITIES AND SERVICES OF AN ELECTRICAL NATURE.
- CERTAIN EASMENTS ARE SETBACK FROM THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONNECTION WITH THE JACKSONVILLE DISTRIBUTION SYSTEM.
- "JEALE" DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASMENT. THESE EASMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT EASMENT OR ENCUMBRANCE THAT MAY BE HEREON. THE CITY OF JACKSONVILLE, THE CONSTRUCTION OF ROADS AND THE INSTALLATION OF FENCES, REZONES, AND LANDSCAPING IS PERMISSIBLE FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS SHALL BE RESPONSIBLE FOR THE COST OF SUCH REMOVAL AND/OR REPLACEMENT.
- THE LAKES SHOWN HEREON DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON ENGINEERING PLANS AND ARE FOR INFORMATION ONLY. THE LAKES ARE PERMANENT. THE CITY OF JACKSONVILLE, THE CONSTRUCTION OF ROADS AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PLAN # 4-031-01844.

**Key Map**  
SCALE: 1" = 300'



THIS PLAT HAS BEEN REVIEWED AND FOUND IN CONFORMANCE WITH PART 1, CHAPTER 171, FLORIDA STATUTES, THIS 5th DAY OF AUGUST, 1988  
*Glenn E. McGowan*  
GLENN E. MCGOWAN  
PROFESSIONAL LAND SURVEYOR No. 41532



- Legend**
- 01 PERMANENT CONTROL POINT
  - 02 STAMPED CURVATURE POINT
  - 03 POINT OF TANGENCY
  - 04 POINT OF BEGINNING VOLUME
  - 05 PLAT BOOK
  - 06 (PAGE(S))
  - 07 (PAGE(S)) WITH
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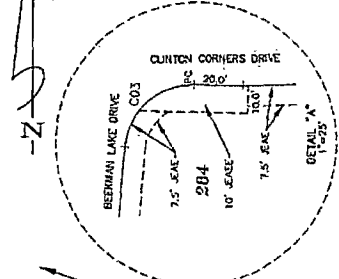
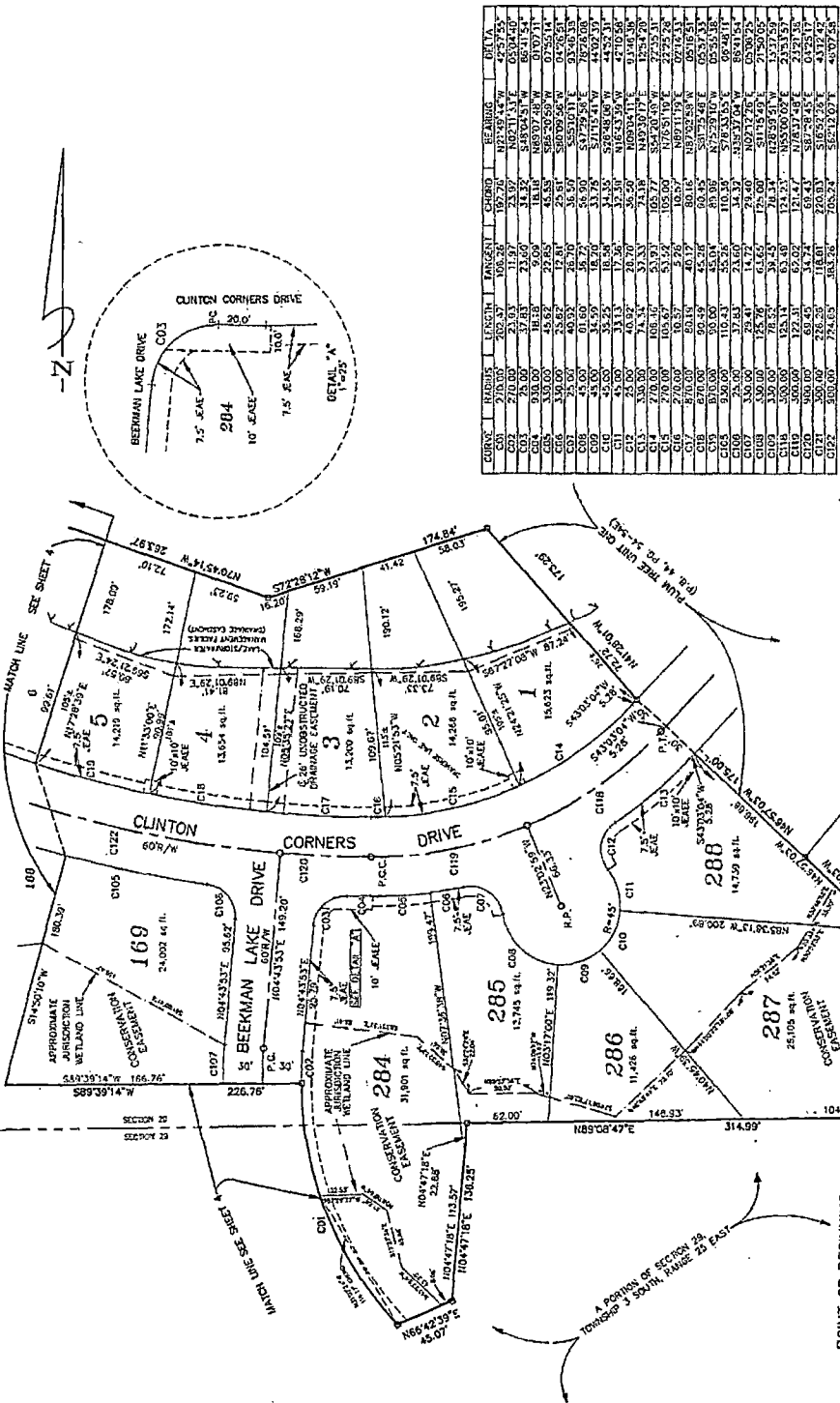


PREPARED BY:  
**CLARY & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
JACKSONVILLE, FLORIDA 32207  
(904) 244-2100

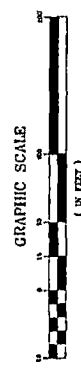
PLAT BOOK 52 PAGE 17B

SHEET 3 OF 11 SHEETS  
SEE SHEET 2 FOR CORNER NOTES & LEGEND

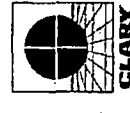
**Palm Tree Unit Two**  
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	CHORD	BEARING	BEYOND
C01	270.00	20.37	197.76	N72°45'48\"	47°57'55\"
C02	270.00	20.37	197.76	N02°11'31\"	05°04'49\"
C03	93.00	14.13	23.69	N43°30'30\"	00°31'14\"
C04	93.00	14.13	23.69	S85°20'50\"	01°50'14\"
C05	330.00	25.82	27.85	S85°20'50\"	01°50'14\"
C06	330.00	25.82	27.85	N25°51'	50°09'55\"
C07	270.00	20.37	197.76	S85°20'50\"	01°50'14\"
C08	270.00	20.37	197.76	S85°20'50\"	01°50'14\"
C09	43.00	34.59	18.70	S33°15'41\"	44°02'19\"
C10	43.00	34.59	18.70	S24°55'	52°48'00\"
C11	43.00	34.59	18.70	N16°33'30\"	47°02'58\"
C12	43.00	34.59	18.70	S72°50'30\"	47°02'58\"
C13	330.00	25.82	27.85	N49°30'17\"	15°24'20\"
C14	270.00	20.37	197.76	S54°20'40\"	77°23'31\"
C15	270.00	20.37	197.76	N76°51'10\"	27°25'28\"
C16	270.00	20.37	197.76	N87°02'48\"	06°18'51\"
C17	270.00	20.37	197.76	N87°02'48\"	06°18'51\"
C18	270.00	20.37	197.76	S01°25'48\"	05°37'33\"
C19	270.00	20.37	197.76	N75°29'10\"	05°55'18\"
C20	270.00	20.37	197.76	N83°37'04\"	08°21'47\"
C21	330.00	25.82	27.85	N02°12'25\"	05°00'25\"
C22	330.00	25.82	27.85	S11°15'49\"	21°50'05\"
C23	330.00	25.82	27.85	N83°00'00\"	23°11'31\"
C24	330.00	25.82	27.85	S14°33'	38°44'
C25	330.00	25.82	27.85	N78°37'48\"	23°21'58\"
C26	330.00	25.82	27.85	S87°28'45\"	03°29'17\"
C27	330.00	25.82	27.85	S03°23'25\"	43°17'48\"
C28	330.00	25.82	27.85	S88°12'07\"	45°02'25\"



GRAPHIC SCALE  
(1" = 80')



PREPARED BY:  
**Clary & Associates, Inc.**  
1000 S. PALM BLVD. SUITE 100  
JACKSONVILLE, FLORIDA 32217  
(904) 259-7100

POINT OF BEGINNING  
PARCEL NO. 1

POINT OF COMMENCEMENT

A PORTION OF SECTION 28,  
TOWNSHIP 3 SOUTH, RANGE 25 EAST,

SECTION 28  
TOWNSHIP 3

# Plum Tree Unit Two

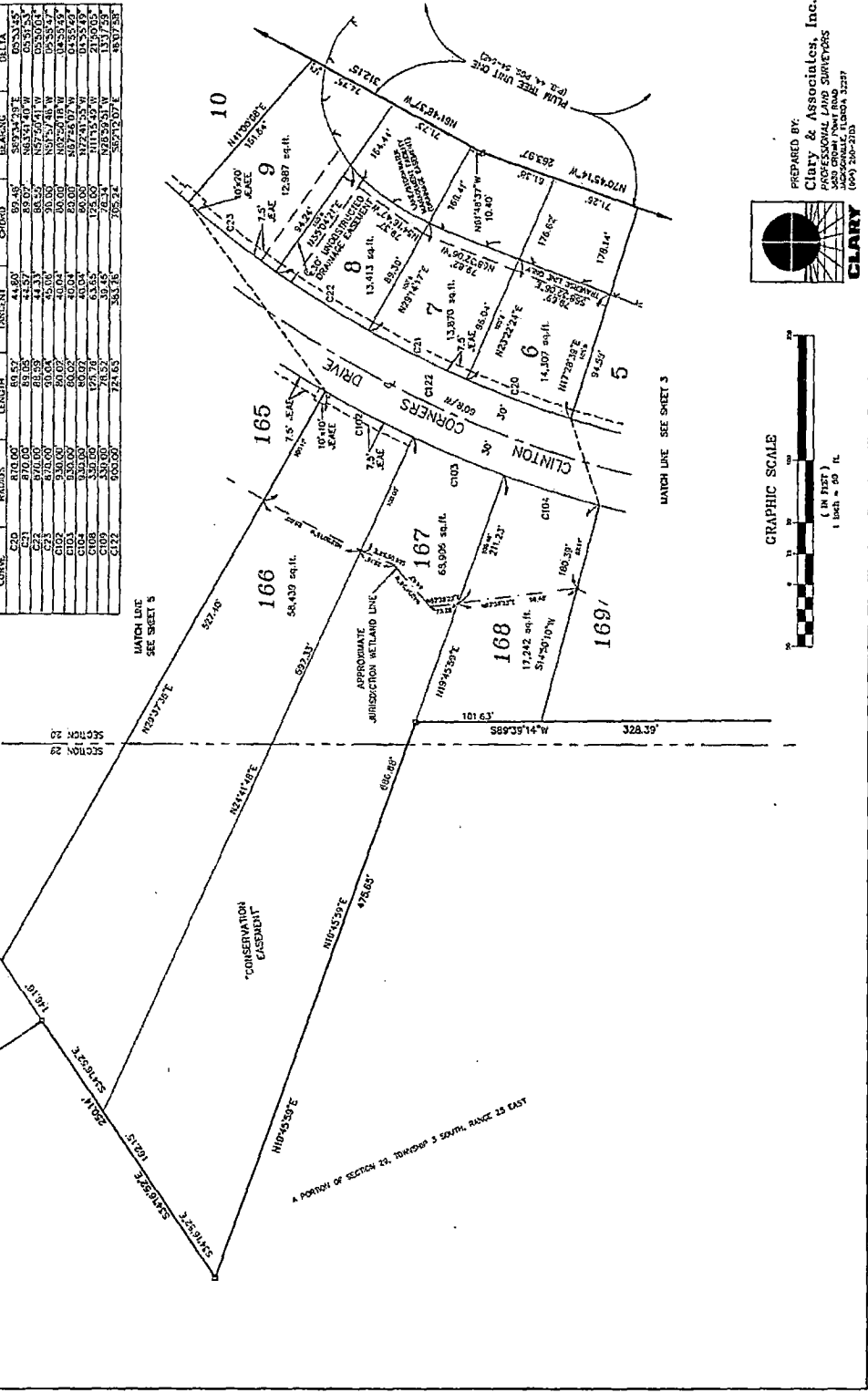
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 71C

SHEET 4 OF 11 SHEETS  
SEE SHEET 7 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	PERCENT	CHORD	BEARING	DELTA
C10	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C11	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C12	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C13	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C14	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C15	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C16	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C17	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C18	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C19	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C20	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C21	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C22	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C23	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C24	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C25	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C26	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C27	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C28	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C29	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C30	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C31	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C32	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C33	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"
C34	810.00	89.48	5.934	89.48	S89°34'29"E	025°34'36"
C35	810.00	89.48	5.934	89.48	N89°34'29"W	025°34'36"



GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft

PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
2825 GUNNWAY, JACKSONVILLE, FLORIDA 32227  
(904) 200-3703

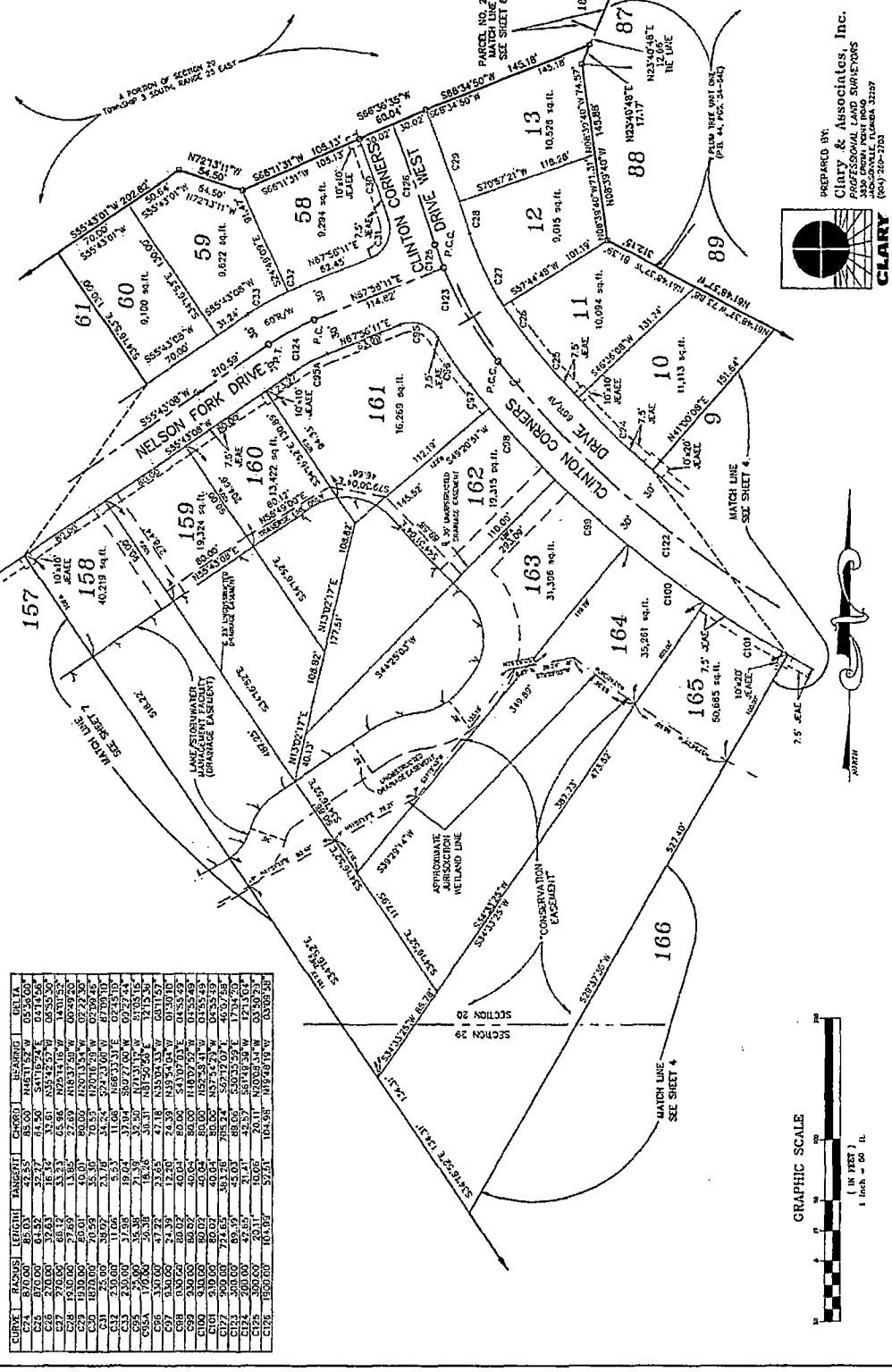
**CLARY**

PLAT BOOK **52** PAGE **17D**

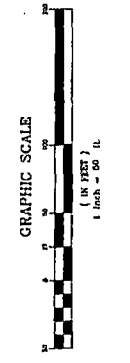
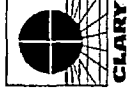
SHEET 5 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

# Palm Tree Unit Two

A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	RANGING	CHORD	BEARING	BELTA
C74	870.00'	48.00'	52.50'	85.00'	N46°11'52"W	05°26'00"
C75	870.00'	48.00'	52.50'	85.00'	N46°11'52"W	05°26'00"
C76	270.00'	16.14'	16.14'	33.28'	N33°42'57"E	06°53'30"
C77	270.00'	16.14'	16.14'	33.28'	N33°42'57"E	06°53'30"
C78	15.00'	27.85'	13.85'	27.85'	N16°33'45"W	09°09'00"
C79	15.00'	27.85'	13.85'	27.85'	N16°33'45"W	09°09'00"
C80	180.00'	40.92'	35.10'	70.35'	N30°16'25"W	05°26'00"
C81	180.00'	40.92'	35.10'	70.35'	N30°16'25"W	05°26'00"
C82	230.00'	11.06'	5.53'	11.06'	N66°33'31"E	02°45'10"
C83	230.00'	11.06'	5.53'	11.06'	N66°33'31"E	02°45'10"
C84	170.00'	16.38'	14.78'	31.16'	N37°47'05"W	07°32'44"
C85	170.00'	16.38'	14.78'	31.16'	N37°47'05"W	07°32'44"
C86	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C87	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C88	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C89	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C90	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C91	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C92	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C93	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C94	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C95	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C96	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C97	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C98	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C99	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C100	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C101	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C102	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C103	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C104	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C105	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C106	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C107	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C108	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C109	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C110	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C111	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C112	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C113	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C114	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C115	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C116	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C117	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C118	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C119	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"
C120	330.00'	17.22'	23.85'	47.18'	N33°03'43"W	05°11'07"



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**CLARY & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3350 GREEN PALM ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 240-1733

**Plum Tree Unit Two**

A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

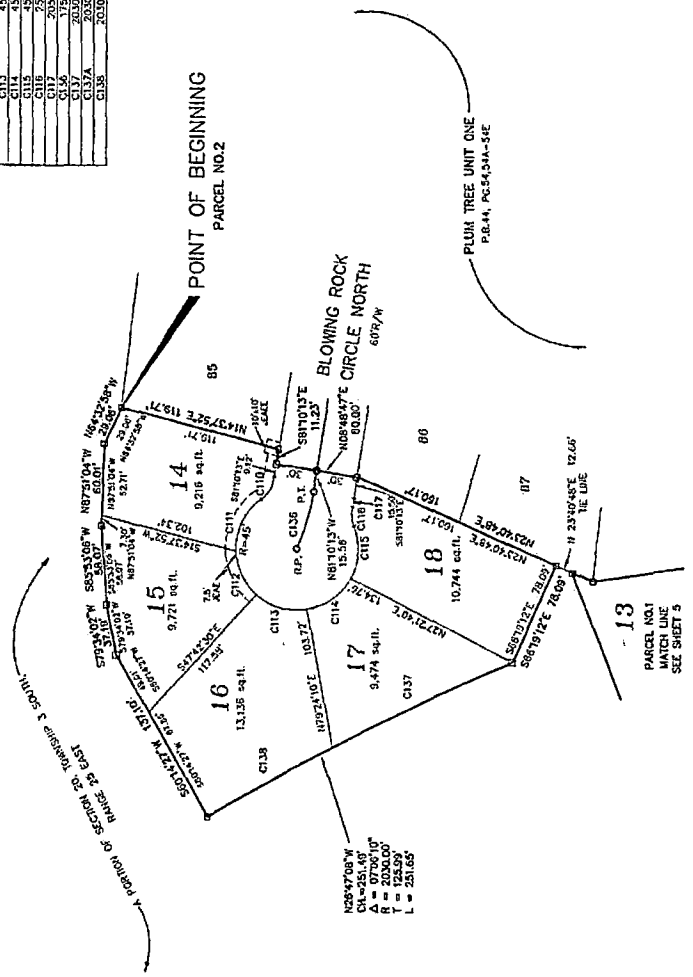
**Plum Tree Unit One**

A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**PLAT BOOK 52 PAGE 17E**

SHEET 6 OF 11 SHEETS  
SEE SHEET 2 FOR ORIGINAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	25.00'	19.53'	10.30'	19.04'	S88°47'00"	41°46'00"
C11	45.00'	33.32'	18.17'	32.16'	S84°52'00"	28°53'00"
C12	45.00'	39.85'	21.57'	38.80'	S16°07'32"	20°54'27"
C13	45.00'	40.76'	21.91'	39.49'	S23°17'17"	31°55'12"
C14	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C15	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C16	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C17	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C18	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C19	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C20	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C21	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C22	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C23	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C24	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C25	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C26	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C27	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C28	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C29	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C30	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C31	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C32	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C33	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C34	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C35	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C36	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C37	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C38	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C39	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C40	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C41	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C42	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C43	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C44	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C45	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C46	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C47	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C48	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C49	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"
C50	205.00'	154.32'	77.28'	153.73'	S89°33'00"	90°28'00"

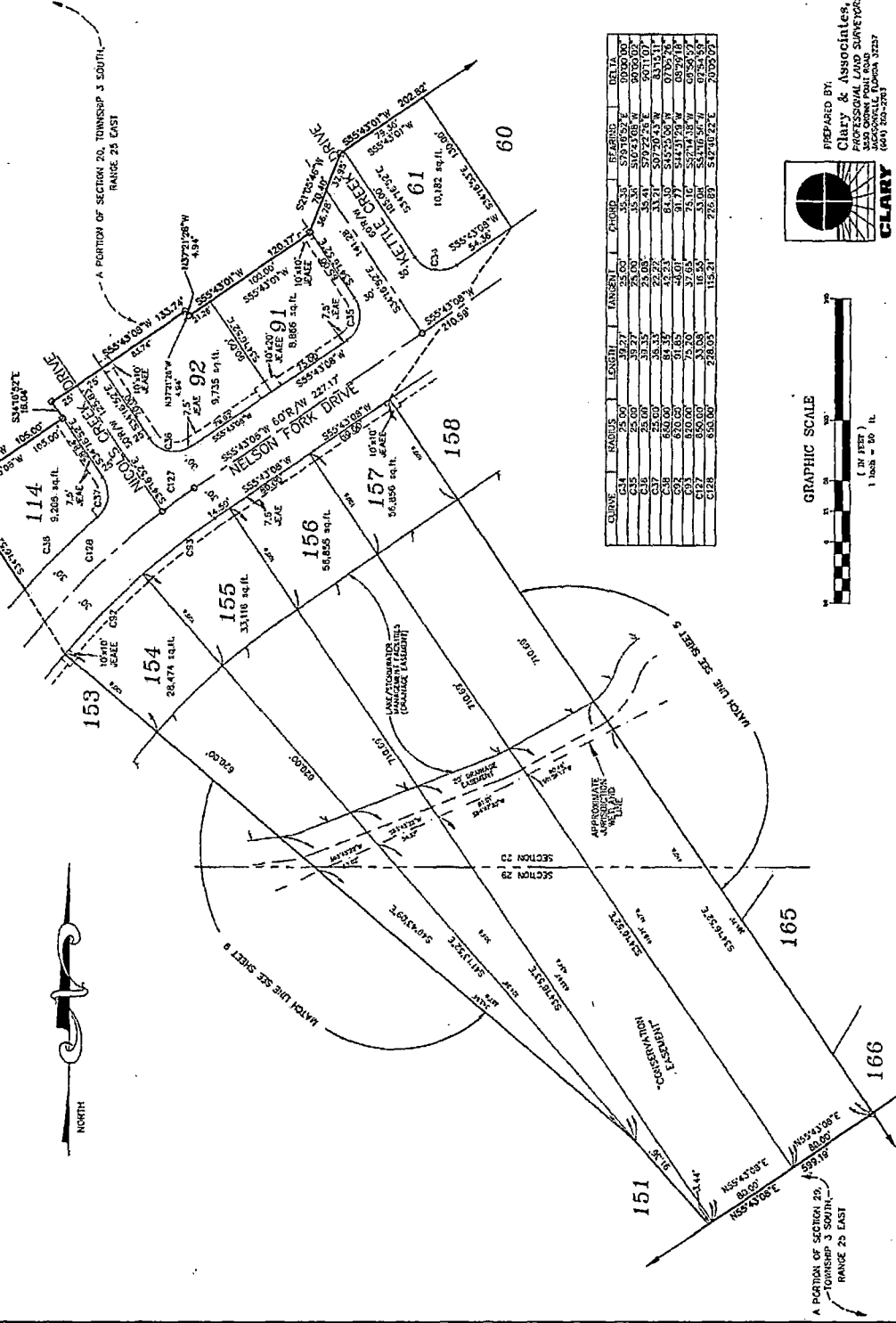


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Professional Land Surveyors  
300 ECHO POINT ROAD  
JACKSONVILLE, FLORIDA 32227  
(904) 200-7100

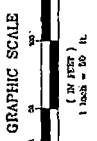
PLAT BOOK 52 PAGE 17F

SHEET 7 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**Palm Tree Unit Two**  
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. 115



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DEFLECT	AREA
C14	25.00	32.27	25.00	35.36	57.91629° E	0000.00
C15	25.00	32.27	25.00	35.36	30.92108° W	0000.00
C16	25.00	32.27	25.00	35.36	57.91629° E	0000.00
C17	25.00	32.27	25.00	35.36	30.92108° W	0000.00
C18	64.00	84.30	64.00	84.30	54.25250° N	0775.76
C19	64.00	84.30	64.00	84.30	54.25250° N	0775.76
C20	64.00	84.30	64.00	84.30	54.25250° N	0775.76
C21	64.00	84.30	64.00	84.30	54.25250° N	0775.76
C22	64.00	84.30	64.00	84.30	54.25250° N	0775.76
C23	64.00	84.30	64.00	84.30	54.25250° N	0775.76
C24	64.00	84.30	64.00	84.30	54.25250° N	0775.76



PREPARED BY:  
**Clary & Associates, Inc.**  
1320 CHERRY HILL ROAD  
JACKSONVILLE, FLORIDA 32227  
(904) 924-4241

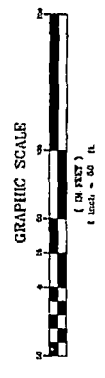
PLAT BOOK 52 PAGE 176

SHEET 8 OF 11 SHEETS  
SEE SHEET 2 FOR ORIGINAL NOTES & LEGEND

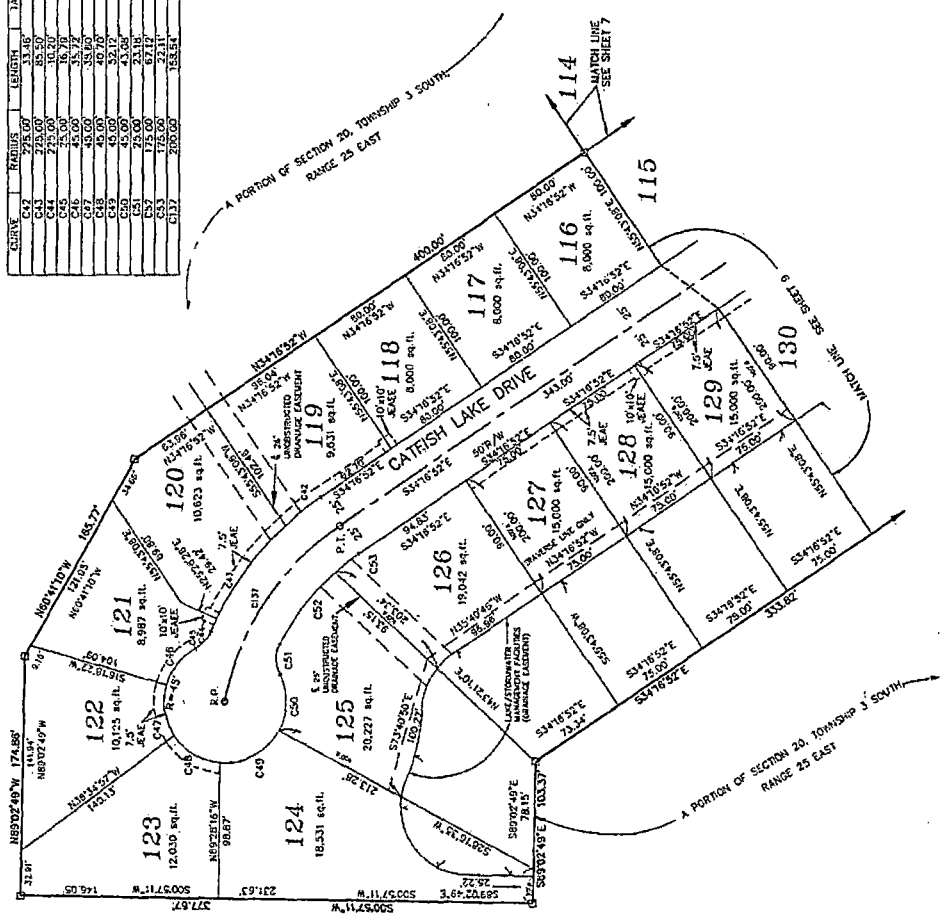
**Palm Tree Unit Two**

A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C42	275.00'	33.45'	55.43'	N87°53'33"W	08°31'15"
C43	275.00'	50.50'	63.77'	S53°38'21"E	21°06'21"
C44	275.00'	35.30'	61.58'	N17°05'30"W	06°58'33"
C45	275.00'	35.30'	61.58'	S71°54'30"E	06°58'33"
C46	45.00'	5.12'	8.85'	S41°51'15"E	45°29'07"
C47	45.00'	38.00'	20.70'	N81°10'00"E	49°24'25"
C48	45.00'	38.00'	20.70'	S10°50'00"W	40°35'35"
C49	45.00'	38.00'	20.70'	N10°50'00"E	49°24'25"
C50	45.00'	43.00'	23.55'	S40°00'42"E	54°50'47"
C51	25.00'	23.16'	12.50'	N89°59'42"E	53°07'48"
C52	175.00'	67.17'	133.90'	S72°22'05"W	21°50'28"
C53	175.00'	67.17'	133.90'	N15°22'05"E	21°50'28"
C132	200.00'	153.54'	81.70'	S54°12'	49°25'05"



PREPARED BY  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3500 GREEN POKE ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 847-2811

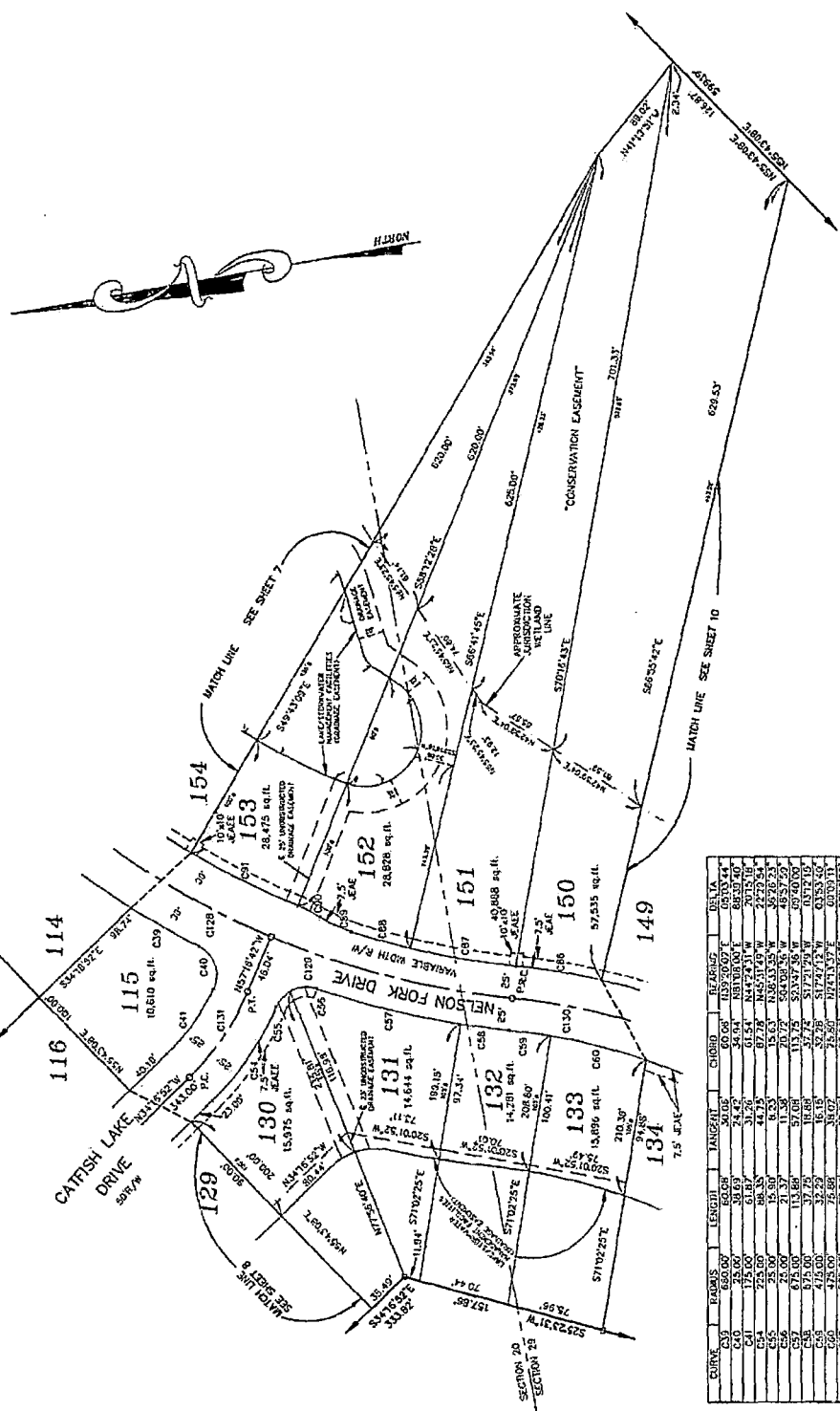


PLAT BOOK **52** PAGE **17H**

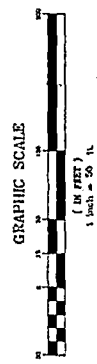
SHEET 9 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

# Plum Tree Unit Two

A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3333 Crown Point Road  
Jacksonville, Florida 32217  
(904) 753-7203

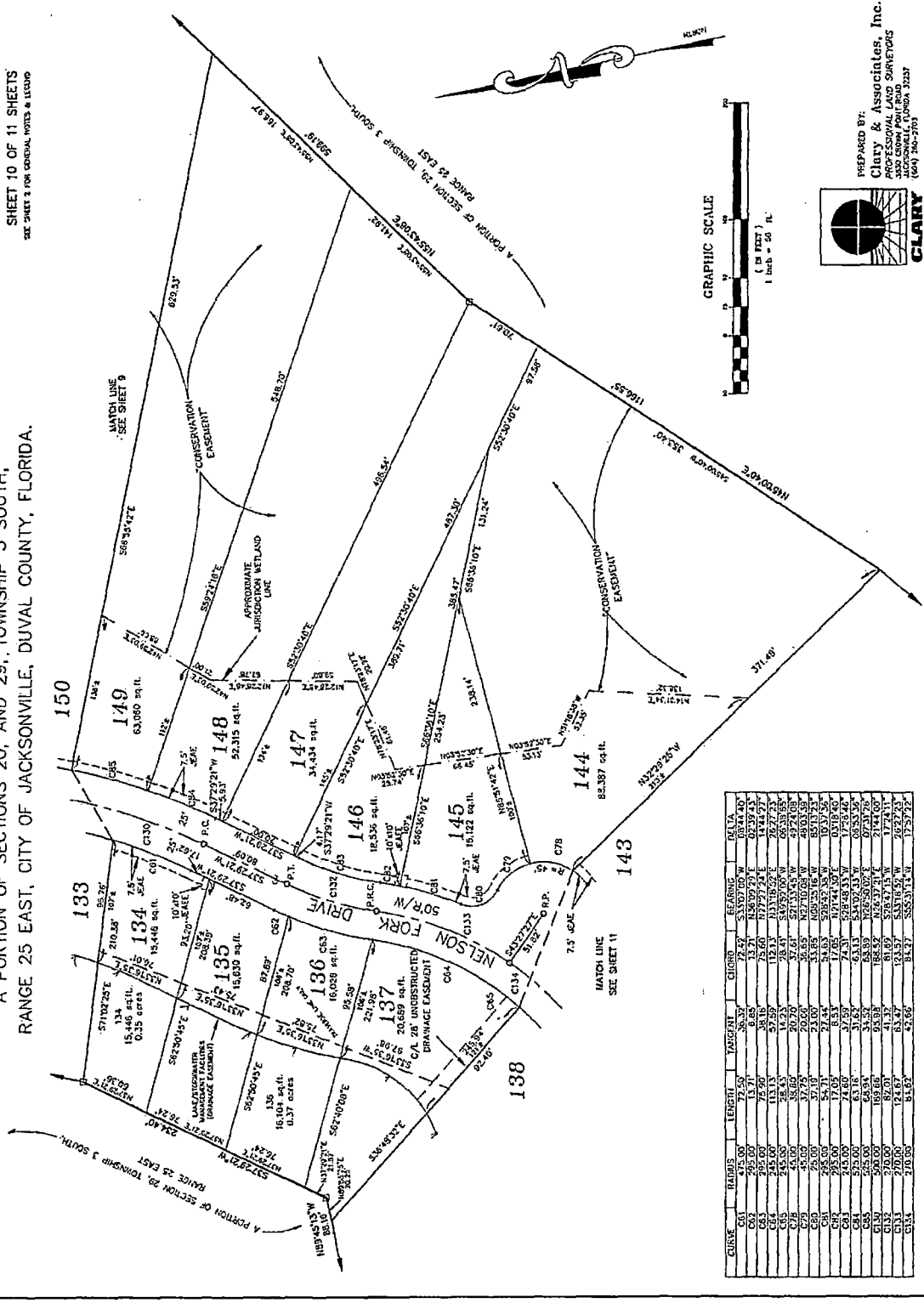


CURV.	PARAB.	LENGTH	TANGENT	CHORD	AREA	PERIM.
C10	25.00	38.63	24.42	34.84	181.8104	883.0740
C41	175.00	61.87	31.26	61.54	141.7231	2015.16
C54	255.00	88.85	44.25	87.78	142.5145	2322.54
C56	23.00	21.37	11.38	20.72	58.9383	483.729
C57	675.00	113.88	57.08	113.75	52.9248	69.4070
C58	575.00	37.25	18.68	37.72	51.7275	65.7215
C59	475.00	32.28	16.07	32.50	47.4137	60.9341
C65	575.00	67.04	33.56	66.59	119.7851	177.6168
C67	525.00	62.34	31.23	62.78	110.3159	173.5151
C68	625.00	47.47	23.74	47.83	55.5335	65.2043
C69	150.00	19.88	9.87	19.65	53.1528	10.5528
C91	650.00	51.85	26.01	51.77	53.0321	68.2018
C93	550.00	28.05	13.51	28.07	14.2474	20.0072
C100	500.00	159.64	79.82	158.52	126.6371	214.1400
C101	200.00	80.28	40.59	79.74	48.8147	27.7555

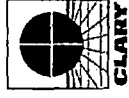
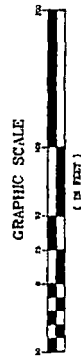
**PLAT BOOK 52 PAGE 111**

SHEET 10 OF 11 SHEETS  
SEE SHEET 9 FOR LEGAL NOTES & LEGEND

**Palm Tree Unit Two**  
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	CHORD	LENGTH	PERCENT	CHORD	BEARING	DELTA
C61	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C62	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C63	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C64	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C65	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C66	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C67	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C68	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C69	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C70	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C71	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C72	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C73	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C74	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C75	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C76	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C77	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C78	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C79	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C80	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C81	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C82	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C83	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C84	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C85	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C86	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C87	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C88	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C89	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C90	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C91	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C92	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C93	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C94	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C95	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C96	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C97	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C98	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C99	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"
C100	205.00	13.71	6.65	18.00	S89°00'00"W	02°00'00"



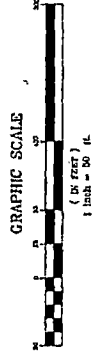
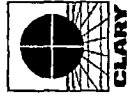
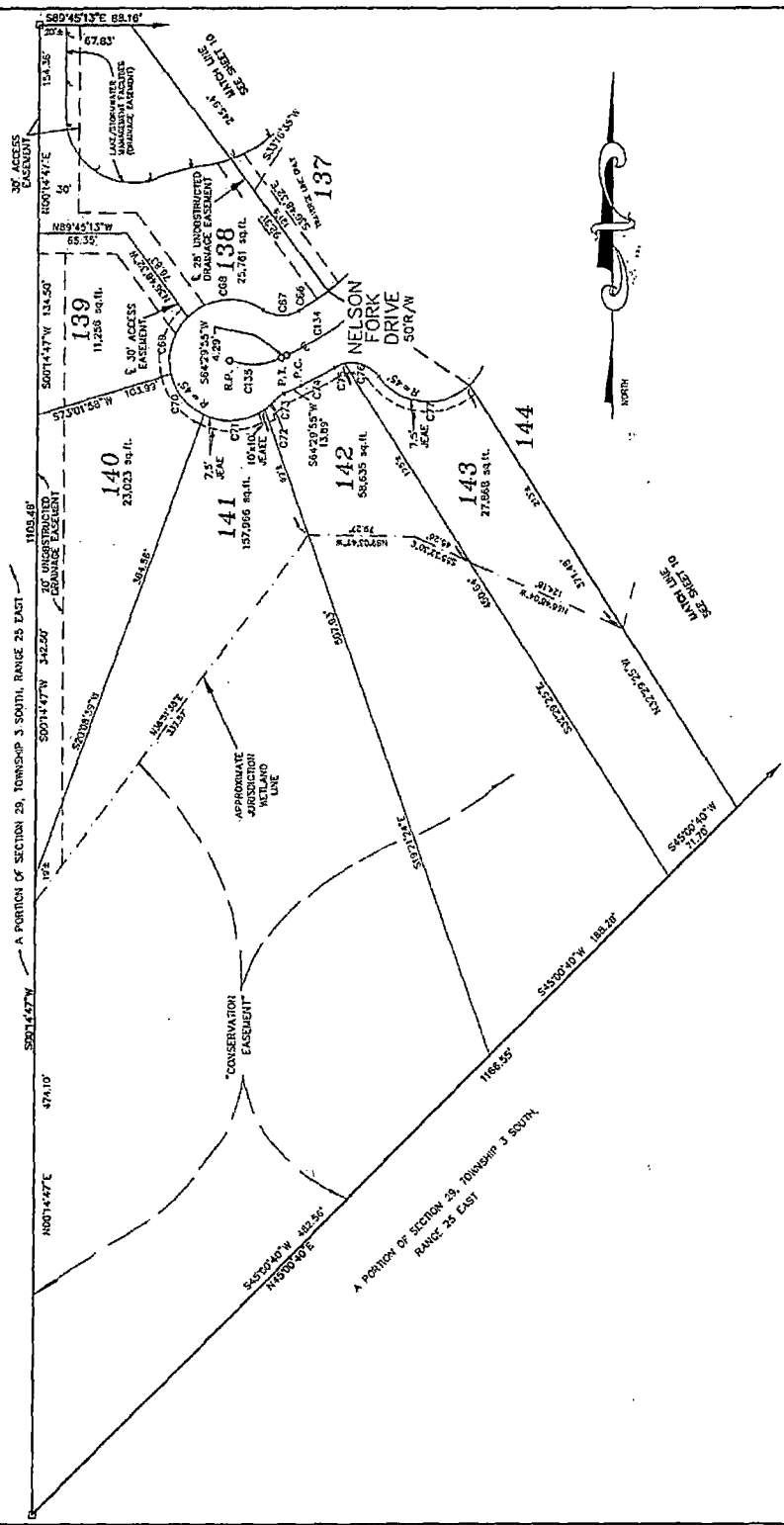
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**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3500 S.W. 10th Road  
Jacksonville, Florida 32217  
(904) 746-5700

PLAT BOOK 52 PAGES 173

# Plum Tree Unit Two

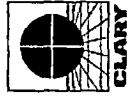
A PORTION OF SECTIONS 20, AND 29, TOWNSHIP 3 SOUTH,  
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 11 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RAIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C66	245.00'	23.36'	12.89'	23.84'	S55°11'34"E	05°04'13"
C67	25.00'	28.00'	15.73'	26.93'	S85°17'22"E	84°27'55"
C68	45.00'	44.16'	25.24'	34.16'	N12°51'25"E	54°06'30"
C69	45.00'	40.82'	21.81'	39.76'	N38°49'18"W	51°43'29"
C70	45.00'	47.73'	26.36'	45.53'	S84°55'59"W	50°16'00"
C71	45.00'	47.73'	26.36'	45.53'	S84°55'59"W	50°16'00"
C72	45.00'	47.73'	26.36'	45.53'	S84°55'59"W	50°16'00"
C73	45.00'	47.73'	26.36'	45.53'	S84°55'59"W	50°16'00"
C74	250.00'	28.13'	14.07'	28.11'	S84°47'39"E	05°27'05"
C75	250.00'	8.17'	4.12'	8.14'	N66°25'25"E	18°43'54"
C76	25.00'	28.00'	15.73'	26.93'	S85°17'22"E	84°27'55"
C78	250.00'	16.28'	8.14'	16.27'	N55°17'47"E	86°39'40"
C79	250.00'	16.28'	8.14'	16.27'	N55°17'47"E	86°39'40"
C81A	270.00'	64.82'	42.16'	64.82'	N55°11'14"E	17°37'32"
C81B	270.00'	64.82'	42.16'	64.82'	N55°11'14"E	17°37'32"
C83A	50.00'	39.77'	21.00'	38.73'	S5°07'10"W	45°43'33"
C83B	50.00'	39.77'	21.00'	38.73'	S5°07'10"W	45°43'33"

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**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
JACKSONVILLE, FLORIDA 32209  
(904) 360-2700





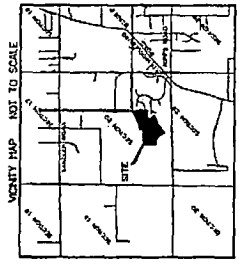
PLAT BOOK 54 PAGE 45-A  
SHEET 2 OF 6 SHEETS  
84 LOTS IN THIS UNIT

# Plum Tree Unit Three

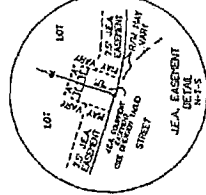
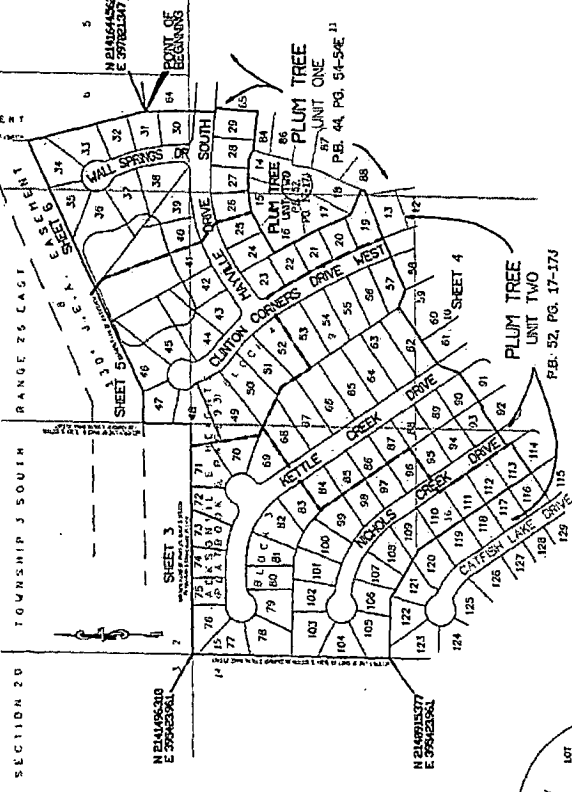
BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6, 8, 9, 10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

## General Notes

1. RECORDS FROM HEREIN ARE BASED ON THE STATE PLANS COMMISSION STUDY, FLORIDA EAST ZONE TWO 1981 1980 NOS. ADJUSTMENTS C 3742334A. EAST ZONE TWO 1983 1980 NOS. ADJUSTMENT.
2. N. ELAMORQUIB QUARTERS CORPONENTS REFERENCED WITHIN FLORIDA C 3742334A.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS OWN RIGHT, IS THE PROPERTY OF CLARY & ASSOCIATES, INC., A PROFESSIONAL LAND SURVEYOR. IT IS HEREBY STATED AND AGREED THAT IN NO CIRCUMSTANCES WILL CLARY & ASSOCIATES, INC. BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAT. THESE NOTES ARE BEING FURNISHED TO YOU FOR YOUR INFORMATION AND MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, FLORIDA SHUTELE 171030.
4. THE LARGER SPACES HEREON ARE WITHIN FLOOD ZONE "X". AS SHOWN ON THE FLOOD HAZARD MAP OF THE PLAT, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CURVE BEARINGS AND DISTANCES.
6. THE LARGER SPACES ARE TO BE ADJUSTED TO THE PLAT. OTHER CURVES REFERENCED HEREON ARE NOTE NO. 8.
7. ALL GRAVITATIONAL EASEMENTS ARE UNRESTRICTED UNLESS OTHERWISE NOTED HEREON OR NOTE NO. 8.
8. EASEMENT DISTANCES ARE RECORDED FOR THE DETERMINATION OF THE DISTANCE TO THE DETERMINING POINT.
9. THE EASEMENTS FROM HEREON AND RECORDED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY AGREEMENT, CONTRACT, DEED, EASEMENT, OR OTHER INSTRUMENT, AND THE CITY OF JACKSONVILLE, THE COUNTY OF DUVAL COUNTY, AND THE STATE OF FLORIDA SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAT.
10. THE EASEMENTS FROM HEREON AND RECORDED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY AGREEMENT, CONTRACT, DEED, EASEMENT, OR OTHER INSTRUMENT, AND THE CITY OF JACKSONVILLE, THE COUNTY OF DUVAL COUNTY, AND THE STATE OF FLORIDA SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAT.
11. ALL PLATTED LOTS IN THIS UNIT SHALL BE CONSIDERED AS UNRESTRICTED UNLESS OTHERWISE NOTED HEREON OR NOTE NO. 8. THE CITY OF JACKSONVILLE, THE COUNTY OF DUVAL COUNTY, AND THE STATE OF FLORIDA SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAT.
12. UNLESS OTHERWISE SPECIFIED, THESE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY AGREEMENT, CONTRACT, DEED, EASEMENT, OR OTHER INSTRUMENT, AND THE CITY OF JACKSONVILLE, THE COUNTY OF DUVAL COUNTY, AND THE STATE OF FLORIDA SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAT.
13. THESE EASEMENTS, AS SHOWN, THESE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY AGREEMENT, CONTRACT, DEED, EASEMENT, OR OTHER INSTRUMENT, AND THE CITY OF JACKSONVILLE, THE COUNTY OF DUVAL COUNTY, AND THE STATE OF FLORIDA SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS PLAT.
14. THE INSTRUMENTS FROM WHICH THESE EASEMENTS ARE DERIVED FOR PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL POINT FOR THIS PLAT.
15. THE POINT DATA AND POINTS OF VIEW FROM THE PLAT OF JACKSONVILLE HEIGHTS, ACCORDING TO THE INSTRUMENTS FROM WHICH THESE EASEMENTS ARE DERIVED, SHALL BE USED AS THE BASIS FOR THE PURPOSES OF CORRECTING WITH THE PROVISIONS OF SECTION 171030.



KEY MAP 1"=200'



EASEMENT TABLE	
74' 5" TYPICAL LOT 10' JEA	
5' 10" TYPICAL LOT 20' JEA	
7' 10" TYPICAL LOT 30' JEA	
7' 10" TYPICAL LOT 40' JEA	

## Legend

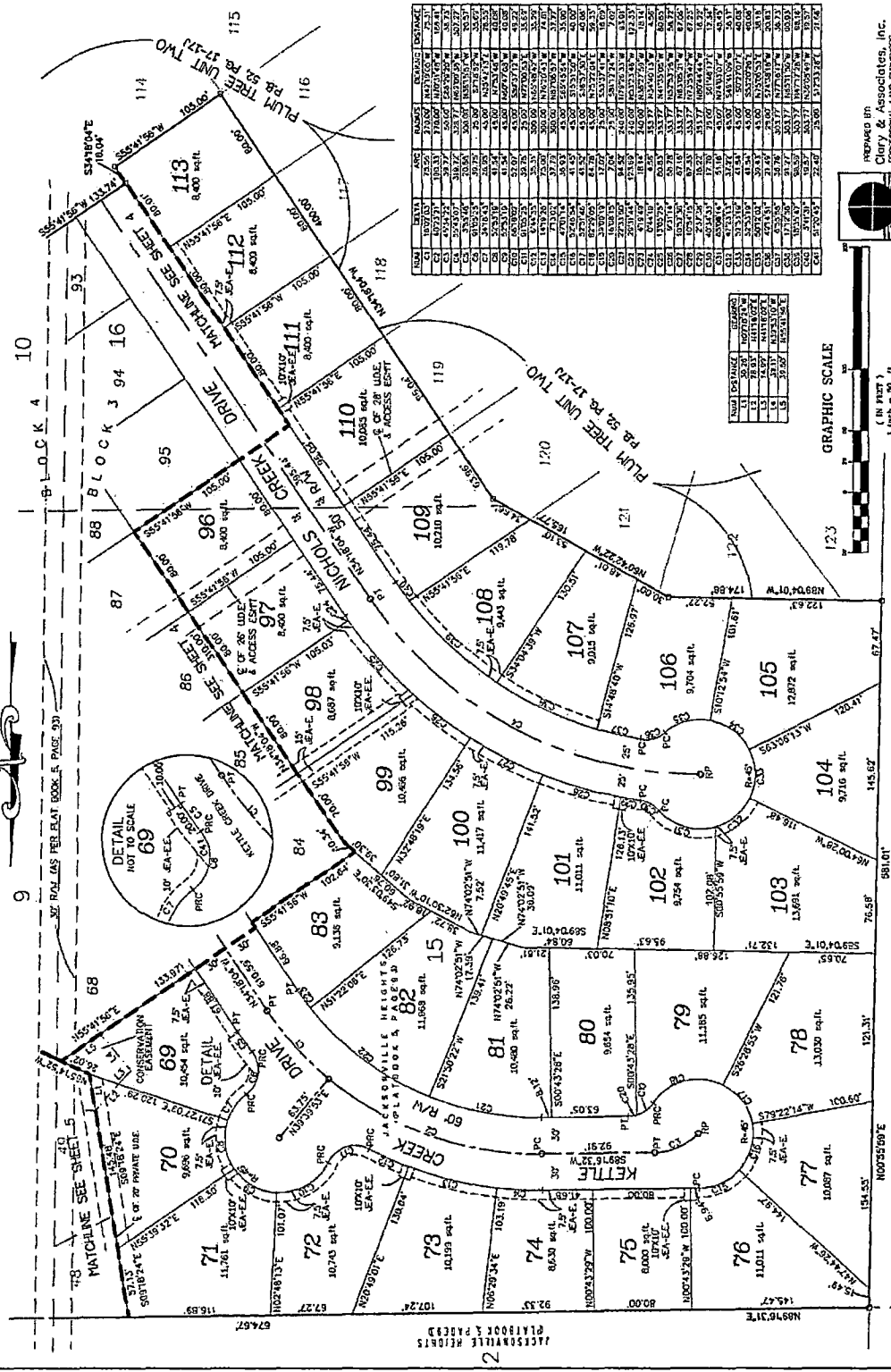
- 1. ROAD-OF-WAY
- 2. UNRESTRICTED EASEMENT
- 3. RESTRICTED EASEMENT
- 4. POINT OF BEGINNING
- 5. POINT OF VIEW
- 6. OFFICIAL RECORD VALUE
- 7. PLAT BOOK
- 8. EASEMENT
- 9. FACILITY
- 10. CURVE
- 11. CURVE POINT
- 12. BEARING REFERENCE POINT
- 13. CHANGE IN SHAPE
- 14. TANGENT CURVE DATA
- 15. POINT OF CORRELATION
- 16. RADA, LEE
- 17. JACKSONVILLE ELECTRICAL AUTHORITY



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CLARY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
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JACKSONVILLE, FLORIDA 32217  
904.731.1111

PLAT BOOK 54 PAGE 45-B  
SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR ORIGINAL NOTES & LEGEND

**Plum Tree Unit Three**  
BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6, 8, 9, 10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LOT	AREA	PERCENTAGE	TOTAL AREA
68	10,000	10.00	10,000
69	10,000	10.00	10,000
70	10,000	10.00	10,000
71	10,000	10.00	10,000
72	10,000	10.00	10,000
73	10,000	10.00	10,000
74	10,000	10.00	10,000
75	10,000	10.00	10,000
76	10,000	10.00	10,000
77	10,000	10.00	10,000
78	10,000	10.00	10,000
79	10,000	10.00	10,000
80	10,000	10.00	10,000
81	10,000	10.00	10,000
82	10,000	10.00	10,000
83	10,000	10.00	10,000
84	10,000	10.00	10,000
85	10,000	10.00	10,000
86	10,000	10.00	10,000
87	10,000	10.00	10,000
88	10,000	10.00	10,000
89	10,000	10.00	10,000
90	10,000	10.00	10,000
91	10,000	10.00	10,000
92	10,000	10.00	10,000
93	10,000	10.00	10,000
94	10,000	10.00	10,000
95	10,000	10.00	10,000
96	10,000	10.00	10,000
97	10,000	10.00	10,000
98	10,000	10.00	10,000
99	10,000	10.00	10,000
100	10,000	10.00	10,000
101	10,000	10.00	10,000
102	10,000	10.00	10,000
103	10,000	10.00	10,000
104	10,000	10.00	10,000
105	10,000	10.00	10,000
106	10,000	10.00	10,000
107	10,000	10.00	10,000
108	10,000	10.00	10,000
109	10,000	10.00	10,000
110	10,000	10.00	10,000
111	10,000	10.00	10,000
112	10,000	10.00	10,000
113	10,000	10.00	10,000
114	10,000	10.00	10,000
115	10,000	10.00	10,000
116	10,000	10.00	10,000



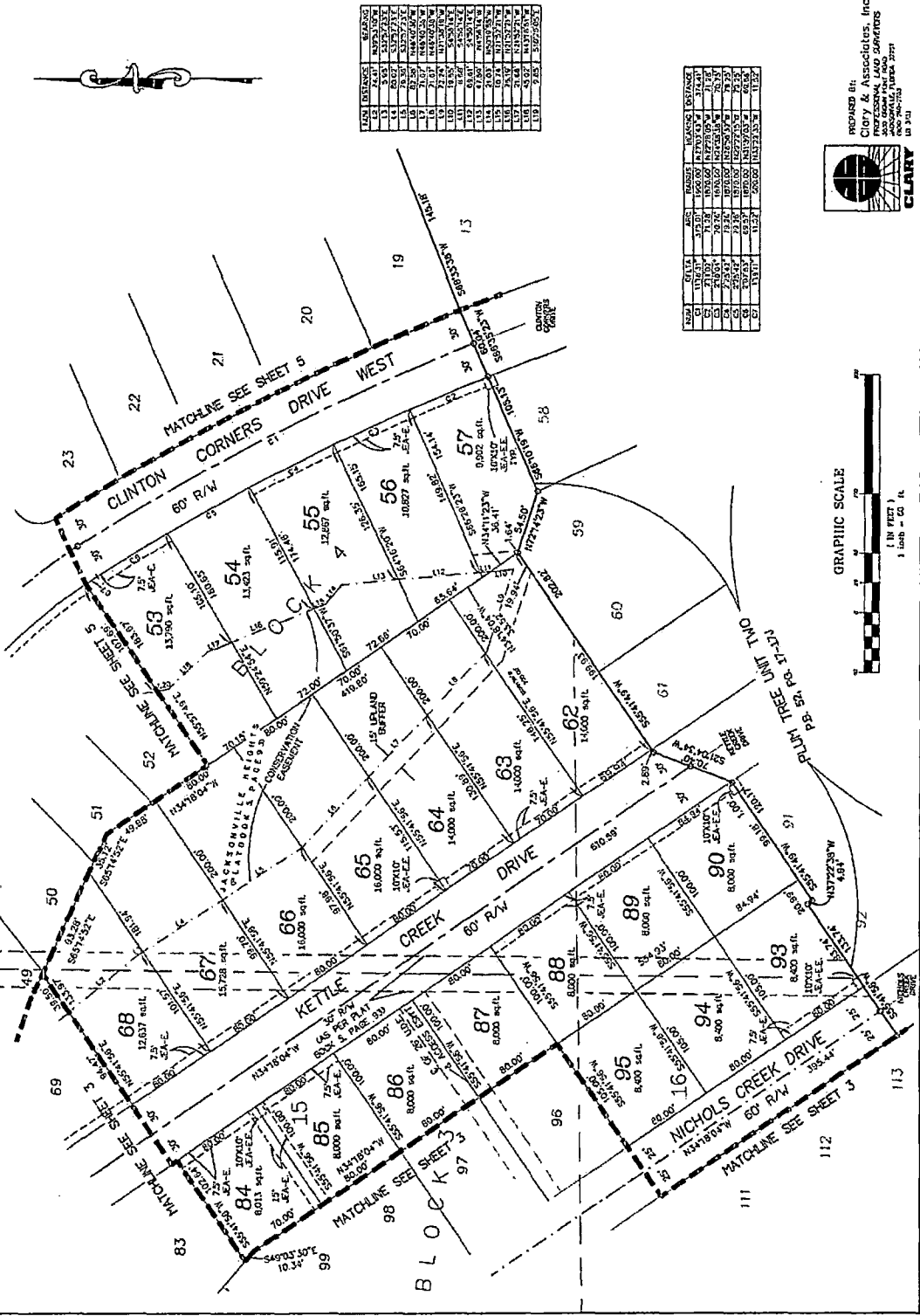
Prepared by  
Clary & Associates, Inc.  
100 South Park Road  
Jacksonville, Florida 32202  
CLARY

PLAT BOOK 54 PAGE 450

SHEET 4 OF 6 SHEETS  
SEE SHEET 3 TOP CORNER, NOTES 4 & LEGEND

**Plum Tree Unit Three**

BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6, 8, 9, 10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

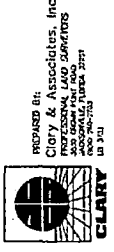


Lot Area Table

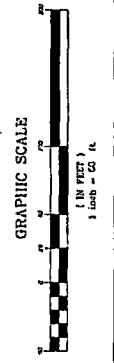
LOT	DISTANCE	AREA	PERCENT
49	74.41	5487.58	5.29
50	59.53	4239.32	4.13
51	111.87	12559.97	12.28
52	53.86	3650.91	3.55
53	39.37	1524.28	1.48
54	45.29	2051.69	1.99
55	100.12	10183.17	9.93
56	100.12	10183.17	9.93
57	50.13	2537.84	2.48
58	32.83	1083.03	1.05
59	16.41	268.61	0.26
60	16.41	268.61	0.26
61	50.13	2537.84	2.48
62	16.41	268.61	0.26
63	32.83	1083.03	1.05
64	16.41	268.61	0.26
65	16.41	268.61	0.26
66	16.41	268.61	0.26
67	16.41	268.61	0.26
68	16.41	268.61	0.26
69	16.41	268.61	0.26
70	16.41	268.61	0.26
71	16.41	268.61	0.26
72	16.41	268.61	0.26
73	16.41	268.61	0.26
74	16.41	268.61	0.26
75	16.41	268.61	0.26
76	16.41	268.61	0.26
77	16.41	268.61	0.26
78	16.41	268.61	0.26
79	16.41	268.61	0.26
80	16.41	268.61	0.26
81	16.41	268.61	0.26
82	16.41	268.61	0.26
83	16.41	268.61	0.26
84	16.41	268.61	0.26
85	16.41	268.61	0.26
86	16.41	268.61	0.26
87	16.41	268.61	0.26
88	16.41	268.61	0.26
89	16.41	268.61	0.26
90	16.41	268.61	0.26
91	16.41	268.61	0.26
92	16.41	268.61	0.26
93	16.41	268.61	0.26
94	16.41	268.61	0.26
95	16.41	268.61	0.26
96	16.41	268.61	0.26
97	16.41	268.61	0.26
98	16.41	268.61	0.26
99	16.41	268.61	0.26
100	16.41	268.61	0.26
101	16.41	268.61	0.26
102	16.41	268.61	0.26
103	16.41	268.61	0.26
104	16.41	268.61	0.26
105	16.41	268.61	0.26
106	16.41	268.61	0.26
107	16.41	268.61	0.26
108	16.41	268.61	0.26
109	16.41	268.61	0.26
110	16.41	268.61	0.26
111	16.41	268.61	0.26
112	16.41	268.61	0.26
113	16.41	268.61	0.26

Area Table

AREA	PERCENT
49	5.29
50	4.13
51	12.28
52	3.55
53	1.48
54	1.99
55	9.93
56	9.93
57	2.48
58	1.05
59	0.26
60	0.26
61	2.48
62	0.26
63	1.05
64	0.26
65	0.26
66	0.26
67	0.26
68	0.26
69	0.26
70	0.26
71	0.26
72	0.26
73	0.26
74	0.26
75	0.26
76	0.26
77	0.26
78	0.26
79	0.26
80	0.26
81	0.26
82	0.26
83	0.26
84	0.26
85	0.26
86	0.26
87	0.26
88	0.26
89	0.26
90	0.26
91	0.26
92	0.26
93	0.26
94	0.26
95	0.26
96	0.26
97	0.26
98	0.26
99	0.26
100	0.26
101	0.26
102	0.26
103	0.26
104	0.26
105	0.26
106	0.26
107	0.26
108	0.26
109	0.26
110	0.26
111	0.26
112	0.26
113	0.26



PREPARED BY:  
**CLARY & Associates, Inc.**  
REGISTERED LAND SURVEYORS  
3550 W. PALM BEACH BLVD., SUITE 200  
PALM BEACH, FLORIDA 33480  
TEL: 561-835-1100  
FAX: 561-835-1101



# Plum Tree Unit Three

PLAT BOOK 54 PAGE 45-D

BEING A REPEAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPEAT OF A PORTION OF TRACTS 6, 8, 9, 10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

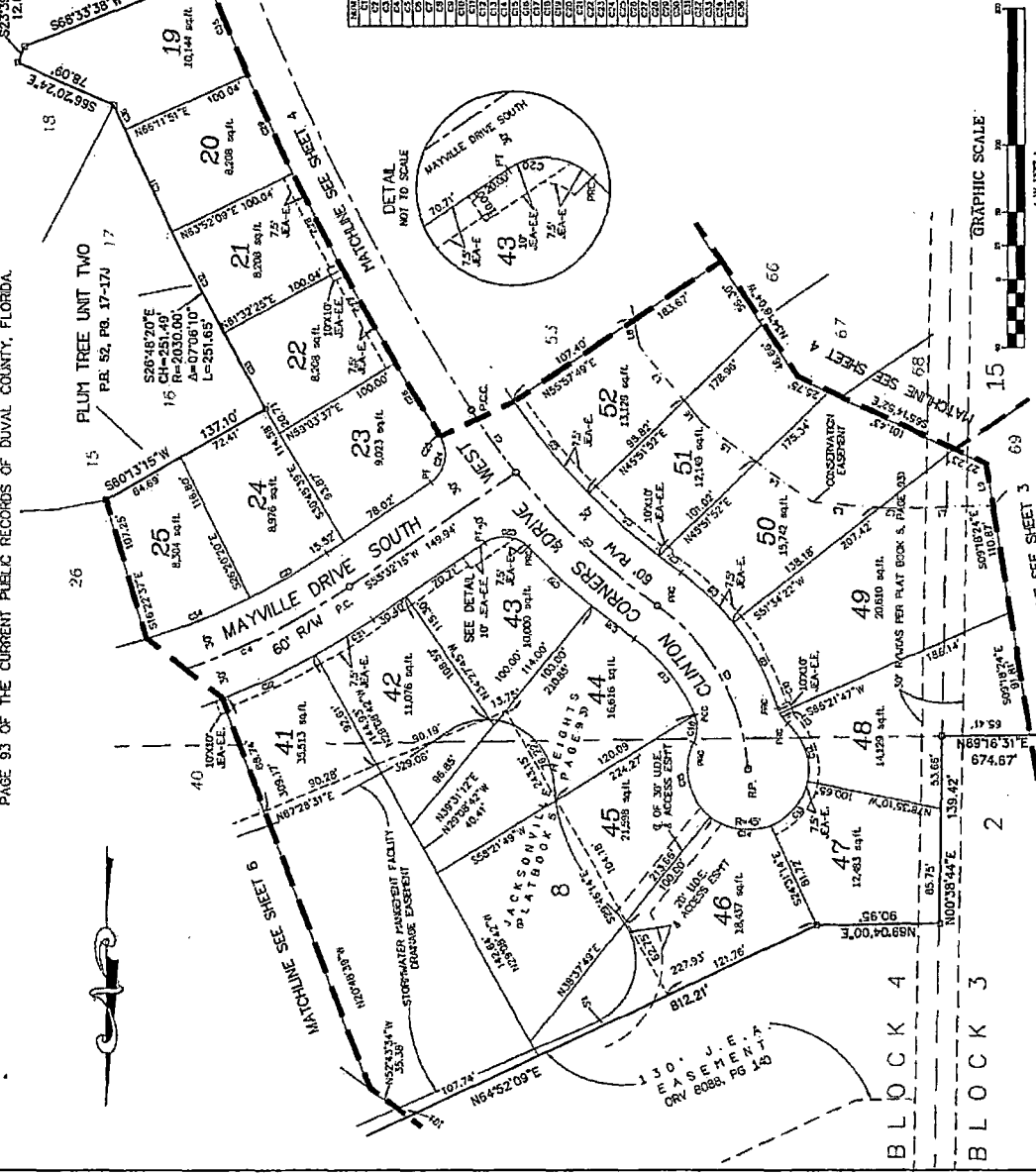
SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

PLUM TREE UNIT TWO  
P.B. 52, PG. 17-17J

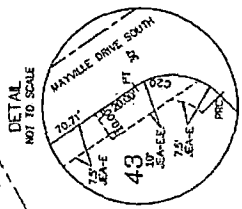
PLUM TREE UNIT TWO  
P.B. 52, PG. 17-17J

PLUM TREE UNIT TWO  
P.B. 52, PG. 17-17J

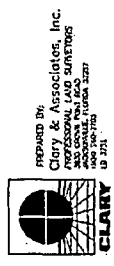
PLUM TREE UNIT TWO  
P.B. 52, PG. 17-17J



LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
15	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
16	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
17	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
18	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
19	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
20	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
21	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
22	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
23	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
24	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
25	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
26	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
40	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
41	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
42	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
43	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
44	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
45	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
46	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
47	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
48	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
49	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
50	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
51	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
52	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
66	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
67	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
68	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80
69	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80	18,000.00	1.80



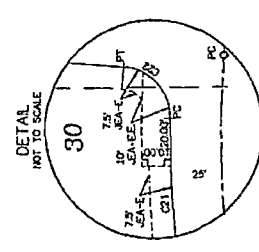
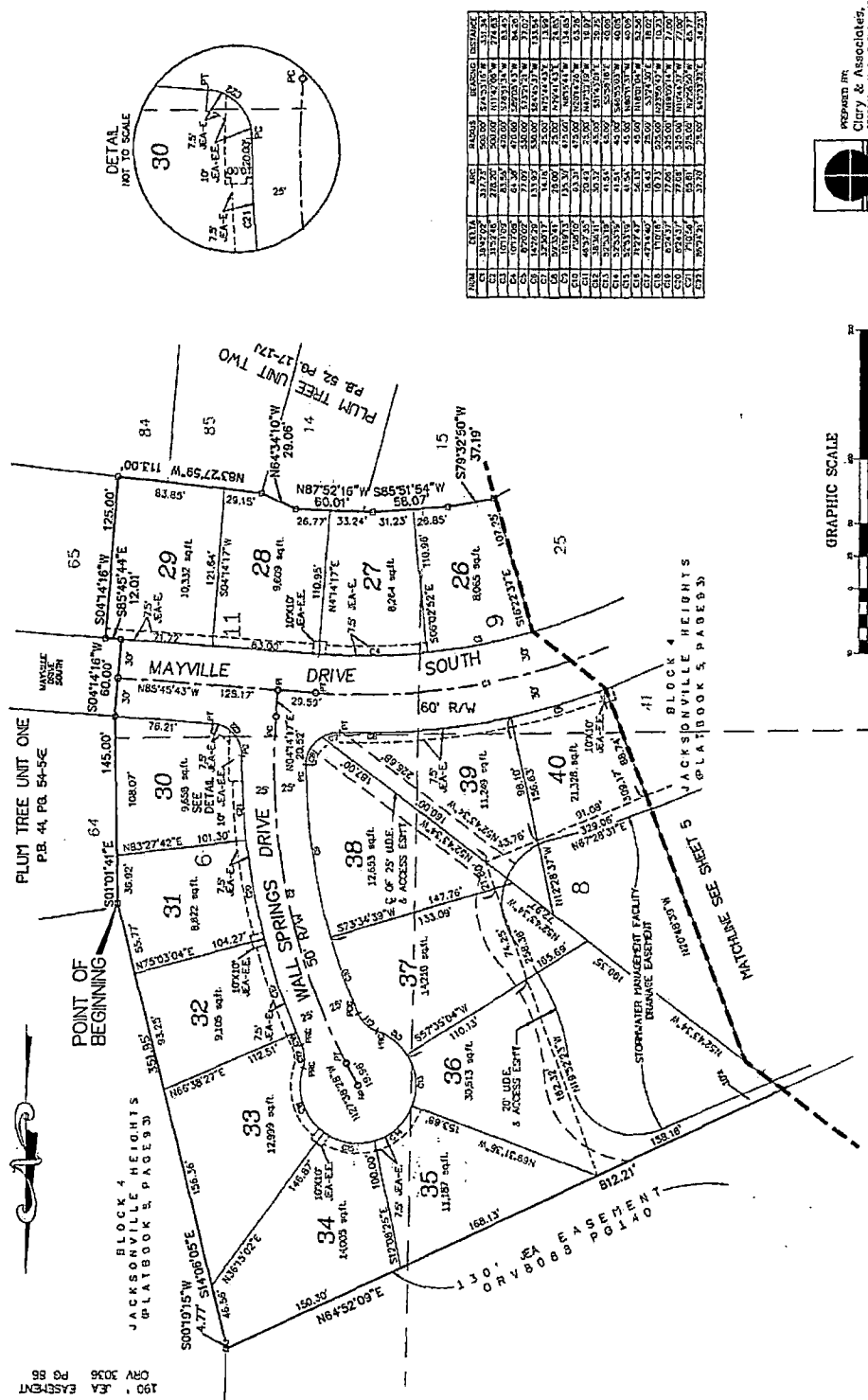
LOT	AREA	PERCENT	LOT	AREA	PERCENT
15	18,000.00	1.80	19	18,000.00	1.80
16	18,000.00	1.80	20	18,000.00	1.80
17	18,000.00	1.80	21	18,000.00	1.80
18	18,000.00	1.80	22	18,000.00	1.80
19	18,000.00	1.80	23	18,000.00	1.80
20	18,000.00	1.80	24	18,000.00	1.80
21	18,000.00	1.80	25	18,000.00	1.80
22	18,000.00	1.80	26	18,000.00	1.80



**Plum Tree Unit Three**

BEING A REPLAT OF A PORTION OF TRACTS 15 AND 16, BLOCK 3, TOGETHER WITH A REPLAT OF A PORTION OF TRACTS 6, 8, 9, 10, AND 11, BLOCK 4, ALL IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 45-47  
SHEET 6 OF 6 SHEETS  
SEE SHEET 2 FOR CIRCULAR NOTES & LEGEND



LOT	AREA	ACRES	PERCENT	REMARKS
6	1347.02	0.031	0.031	
7	1347.02	0.031	0.031	
8	1347.02	0.031	0.031	
9	1347.02	0.031	0.031	
10	1347.02	0.031	0.031	
11	1347.02	0.031	0.031	
12	1347.02	0.031	0.031	
13	1347.02	0.031	0.031	
14	1347.02	0.031	0.031	
15	1347.02	0.031	0.031	
16	1347.02	0.031	0.031	
17	1347.02	0.031	0.031	
18	1347.02	0.031	0.031	
19	1347.02	0.031	0.031	
20	1347.02	0.031	0.031	
21	1347.02	0.031	0.031	
22	1347.02	0.031	0.031	
23	1347.02	0.031	0.031	
24	1347.02	0.031	0.031	
25	1347.02	0.031	0.031	
26	1347.02	0.031	0.031	
27	1347.02	0.031	0.031	
28	1347.02	0.031	0.031	
29	1347.02	0.031	0.031	
30	1347.02	0.031	0.031	
31	1347.02	0.031	0.031	
32	1347.02	0.031	0.031	
33	1347.02	0.031	0.031	
34	1347.02	0.031	0.031	
35	1347.02	0.031	0.031	
36	1347.02	0.031	0.031	
37	1347.02	0.031	0.031	
38	1347.02	0.031	0.031	
39	1347.02	0.031	0.031	
40	1347.02	0.031	0.031	



Prepared by  
**Clary & Associates, Inc.**  
10000 W. WINDY HILL ROAD  
SUITE 200  
JACKSONVILLE, FLORIDA 32217  
CLARY  
U.S. 311

190 - EA EASEMENT  
CRV 3038 PG 88

# Plum Tree Unit Four

A Replat of a Portion of Tracts 4, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 23, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 2  
SHEET 1 OF 11 SHEETS  
SEE SHEET 2 FOR ORIGINAL NOTES & LEGEND

**ACCEPTANCE AND DEEDS:**  
This is to certify that Plum Tree Development, LLC, a corporation under the laws of the State of Florida, is the developer of the above described land. The City of Jacksonville, Florida, has been advised of the existence of this plat and has approved it. This plat, being made in accordance with said survey, is hereby approved as a replat and created as such. All roads, sidewalks, drains, easements, utility lines, and other improvements shown on this plat are to remain the property of the developer and are to be maintained by the developer. The developer hereby agrees to pay for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The developer also agrees to pay for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The developer further agrees to pay for the installation and maintenance of all other improvements shown on this plat and to be installed and maintained by the developer. The developer hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The developer further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

(1) The developer hereby agrees to pay for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The developer also agrees to pay for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The developer further agrees to pay for the installation and maintenance of all other improvements shown on this plat and to be installed and maintained by the developer. The developer hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The developer further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

(2) The developer hereby agrees to pay for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The developer also agrees to pay for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The developer further agrees to pay for the installation and maintenance of all other improvements shown on this plat and to be installed and maintained by the developer. The developer hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The developer further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

(3) The City of Jacksonville, Florida, is authorized to accept the fee for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The City is further authorized to accept the fee for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The City hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The City further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

The developer hereby agrees to pay for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The developer also agrees to pay for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The developer further agrees to pay for the installation and maintenance of all other improvements shown on this plat and to be installed and maintained by the developer. The developer hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The developer further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

The developer hereby agrees to pay for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The developer also agrees to pay for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The developer further agrees to pay for the installation and maintenance of all other improvements shown on this plat and to be installed and maintained by the developer. The developer hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The developer further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

The developer hereby agrees to pay for the installation and maintenance of all water and sewer mains, water meters, and other plumbing fixtures shown on this plat and to be installed and maintained by the developer. The developer also agrees to pay for the installation and maintenance of all other utilities shown on this plat and to be installed and maintained by the developer. The developer further agrees to pay for the installation and maintenance of all other improvements shown on this plat and to be installed and maintained by the developer. The developer hereby agrees to execute and deliver to the City of Jacksonville, Florida, all instruments necessary to give effect to the provisions of this plat and to the laws of the State of Florida. The developer further agrees to pay all costs and expenses of recording this plat and of executing and delivering the instruments mentioned herein.

**DEEDS:**  
This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 56, page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida. I hereby certify that this plat is a true and correct copy of the original plat filed in my office on April 2, 2003.  
By: [Signature] Notary Public  
Date: 4/2/2003

**APPROVED FOR THE REDEVELOPER:**  
This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 217, Florida Statutes, and is hereby approved for recording. I hereby certify that this plat is a true and correct copy of the original plat filed in my office on April 2, 2003.  
By: [Signature] Clerk of Court  
Date: 4/2/2003

**NOTARY FOR PUBLIC DEVELOPMENT, LLC:**  
The foregoing instrument was acknowledged before me on this 2nd day of April, 2003, by J. David Collier, President of The Collier Development, LLC, who is personally known to me and did not take an oath.

**NOTARY FOR WASHINGTON FEDERAL BANK, F.A.:**  
The foregoing instrument was acknowledged before me on this 2nd day of April, 2003, by Stephen J. Proulx, Vice President of Washington Federal Bank, F.A., on behalf of the bank. He is personally known to me and did not take an oath.

**PLUM TREE DEVELOPMENT, LLC:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR RECORD:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**CURTAIN:**  
A PORTION OF TRACTS 1 AND 2, BLOCK 2, AND A PORTION OF TRACTS 4, 6, 7, 12 AND 13, AND ALL OF TRACT 8, BLOCK 1, ALL IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PLAT THREE UNIT TWO, AS RECORDED IN PLAT BOOK 5, PAGE 93, THROUGH THE SOUTHWEST CORNER OF PLAT THREE UNIT TWO, RUN THE FOLLOWING LINE (O) COURSES AND DISTANCES, SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT THREE UNIT TWO, RUN THE FOLLOWING LINE (O) COURSES AND DISTANCES:  
1. NORTH 21°15'30" EAST, 462.89 FEET; COURSE NO. 1, 308.61 FEET; EAST, 101.61 FEET; COURSE NO. 2, NORTH 21°15'30" EAST, 250.14 FEET; COURSE NO. 3, NORTH 21°15'30" EAST, 203.47 FEET; AN ARC DISTANCE OF 203.47 FEET, SAID ARC BEING A PORTION OF SAID CURVE; COURSE NO. 4, NORTH 21°15'30" EAST, 203.47 FEET; COURSE NO. 5, NORTH 21°15'30" EAST, 182.24 FEET; COURSE NO. 6, NORTH 21°15'30" EAST, 149.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 1, A PORTION OF SAID PLAT THREE UNIT TWO, ALONG THE EASTERN LINE OF SAID TRACT 1, BLOCK 1, A PORTION OF SAID PLAT THREE UNIT TWO, TO THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 1, A PORTION OF SAID PLAT THREE UNIT TWO, TO THE WESTERN BOUNDARY OF SAID PLAT THREE UNIT TWO, ALONG SAID BOUNDARY, THENCE SOUTH 15°20'15" WEST, ALONG SAID BOUNDARY OF SAID PLAT THREE UNIT TWO, TO THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 1, A PORTION OF SAID PLAT THREE UNIT TWO, THENCE NORTH 10°15'30" EAST, 182.24 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 1, A PORTION OF SAID PLAT THREE UNIT TWO, THENCE NORTH 21°15'30" EAST, 182.24 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 1, BLOCK 1, A PORTION OF SAID PLAT THREE UNIT TWO, TO THE POINT OF BEGINNING.

CONTAINING 66.61 ACRES, MORE OR LESS.

**APPROVED:**  
By: [Signature] Director of Public Works  
Approved by the City  
By: [Signature] for General Counsel

**RECORDED:**  
FILED  
FELT  
CHECKED BY  
DRAFT  
CORRECTED BY  
COURTNEY SCOTT  
REGISTERED LAND SURVEYOR NO. 1107

**CITY OF JACKSONVILLE:**  
CLERK OF COURT  
APR 2 2003

**NOTARY FOR WASHINGTON FEDERAL BANK, F.A.:**  
The foregoing instrument was acknowledged before me on this 2nd day of April, 2003, by Stephen J. Proulx, Vice President of Washington Federal Bank, F.A., on behalf of the bank. He is personally known to me and did not take an oath.  
By: [Signature] Notary Public  
Date: 4/2/2003

**NOTARY FOR PUBLIC DEVELOPMENT, LLC:**  
The foregoing instrument was acknowledged before me on this 2nd day of April, 2003, by J. David Collier, President of The Collier Development, LLC, who is personally known to me and did not take an oath.

**APPROVED FOR THE REDEVELOPER:**  
This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 217, Florida Statutes, and is hereby approved for recording. I hereby certify that this plat is a true and correct copy of the original plat filed in my office on April 2, 2003.  
By: [Signature] Clerk of Court  
Date: 4/2/2003

**APPROVED FOR RECORD:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE CITY:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE BANK:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE CITY:**  
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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

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By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE CITY:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE BANK:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
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**APPROVED FOR THE CITY:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE BANK:**  
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Professional Land Surveyor Number: 4252

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Professional Land Surveyor Number: 4252

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This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

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This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
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Professional Land Surveyor Number: 4252

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By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

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This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE BANK:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE CITY:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

**APPROVED FOR THE BANK:**  
This plat has been reviewed and found in compliance with Part 4, Chapter 177, Florida Statutes, this 2nd day of April, 2003.  
By: [Signature] Registered Land Surveyor  
Professional Land Surveyor Number: 4252

# Plum Tree Unit Four

## Key Map

## Vicinity Map

PLAT BOOK 50 PAGE 3A  
SHEET 2 OF 11 SHEETS  
112 LOTS IN THIS UNIT

A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

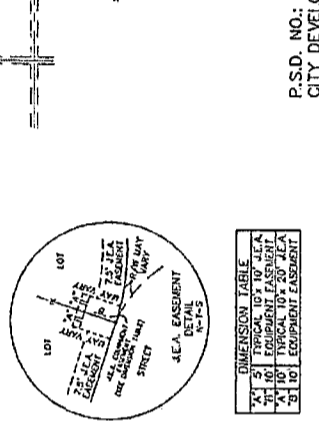
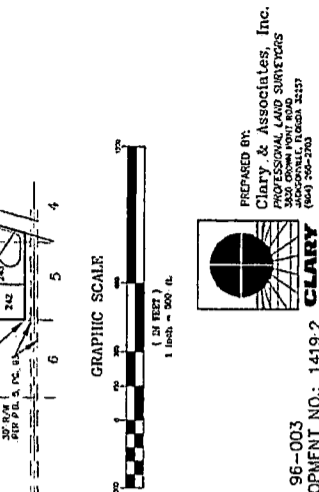
Key Map  
1" = 300'



Vicinity Map  
NOT TO SCALE

**General Notes**

1. ALL DIMENSIONS ARE GIVEN ON THIS PLAT UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ARE GIVEN ON THIS PLAT UNLESS OTHERWISE INDICATED.
3. THE PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORD OF THE SUBDIVISION. THE DIMENSIONS AND LOCATIONS OF THE LOTS, BLOCKS, AND LOTS ARE SHOWN AS SHOWN ON THIS PLAT. NO OTHER CHANGES OR MODIFICATIONS TO THE PLAT, NOR ANY PART THEREOF, SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE CITY OF JACKSONVILLE.
4. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP 22077-A, AND ARE SUBJECT TO FLOODING. THE FLOODING IS SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CURVE BEARINGS AND DISTANCES.
6. THE UNLINED CURVE TABLES SHOWN ON EACH SHEET IS A SUMMARY OF THE CURVE DATA. THE CURVE DATA IS SUBJECT TO CHANGE.
7. ALL DIMENSIONS ARE SHOWN AS SHOWN ON THIS SHEET. DIMENSIONS ARE NOT TO BE TAKEN FROM ANY OTHER SOURCE.
8. CERTAIN EASEMENTS ARE RESERVED FOR:
  - a. ACCESS TO THE PUBLIC HIGHWAY.
  - b. ACCESS TO THE PUBLIC UTILITY SYSTEMS.
9. THE EASEMENTS SHOWN HEREON ARE RESERVATIONS AS INDICATED BY THE DIMENSIONS AND ARE NOT TO BE TAKEN FROM ANY OTHER SOURCE.
10. ALL PLATED EASEMENTS SHALL ALSO BE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, AND OTHER PUBLIC UTILITIES.
11. EASEMENTS SHALL BE TOTALLY UNRESTRICTED BY ANY DIMENSIONS AND SHALL BE TAKEN FROM ANY OTHER SOURCE.
12. EASEMENTS SHALL BE TOTALLY UNRESTRICTED BY ANY DIMENSIONS AND SHALL BE TAKEN FROM ANY OTHER SOURCE.
13. EASEMENTS SHALL BE TOTALLY UNRESTRICTED BY ANY DIMENSIONS AND SHALL BE TAKEN FROM ANY OTHER SOURCE.
14. EASEMENTS SHALL BE TOTALLY UNRESTRICTED BY ANY DIMENSIONS AND SHALL BE TAKEN FROM ANY OTHER SOURCE.
15. JACKSONVILLE HEIGHTS P.O. & P.S. AND P.O. & P.S. ARE SHOWN ON PLAT FOR INFORMATIONAL PURPOSES ONLY AND FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF F.S. 177.09(1).



**Legend**

- 1. SET P.S. PERMANENT REFERENCE MONUMENT
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- 49. SET P.S. PERMANENT REFERENCE MONUMENT
- 50. SET P.S. PERMANENT REFERENCE MONUMENT

PREPARED BY:  
**CLARY & ASSOCIATES, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3500 DOWNTOWN ROAD  
JACKSONVILLE, FLORIDA 32202  
(904) 250-2300

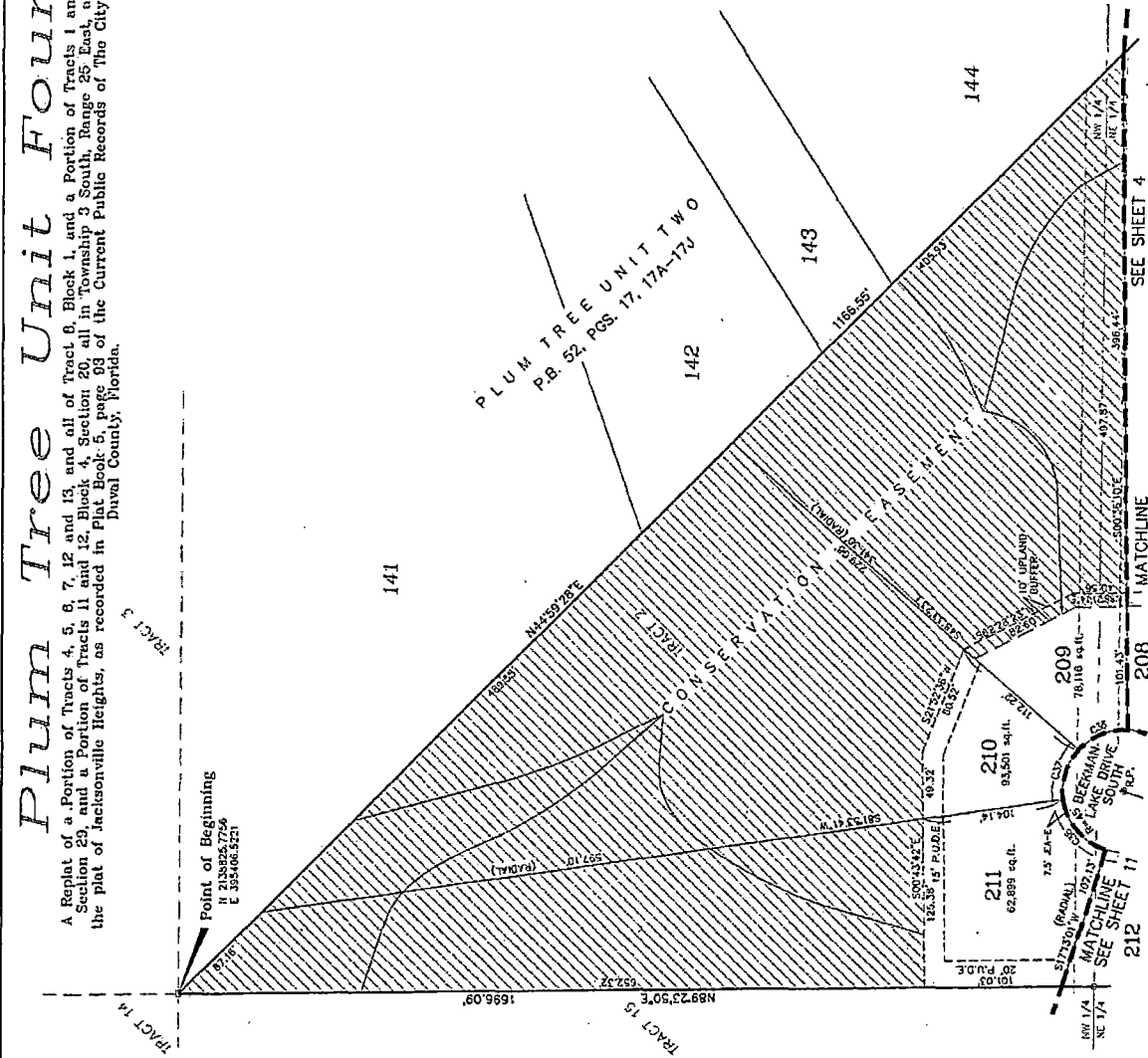
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CITY DEVELOPMENT NO.: 1419.2

PLAT BOOK 56 PAGE 3B

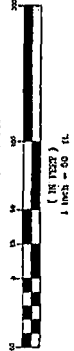
Plum Tree Unit Four

A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 1, Section 20, all in Township 9, South, Range 20, East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 89 of the Current Public Records of The City of Jacksonville, Duval County, Florida.

SHEET 3 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



GRAPHIC SCALE



FROM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C18	51°35'21"	40.79	45.00	S77°24'35"W	39.41
C19	84°40'10"	50.86	45.00	S40°29'57"E	37.71
C20	84°40'10"	50.86	45.00	S40°29'57"E	38.14



PREPARED BY:  
**CLARY & ASSOCIATES, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3055 Orange Park Road  
Jacksonville, Florida 32217  
(904) 340-2163

SEE SHEET 4

MATCHLINE

MATCHLINE SEE SHEET 11

MATCHLINE

**Plum Tree Unit Hour**

A Replot of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Blocks 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20 all in Township 3, South, Range 25, East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of The City of Jacksonville, Duval County, Florida.

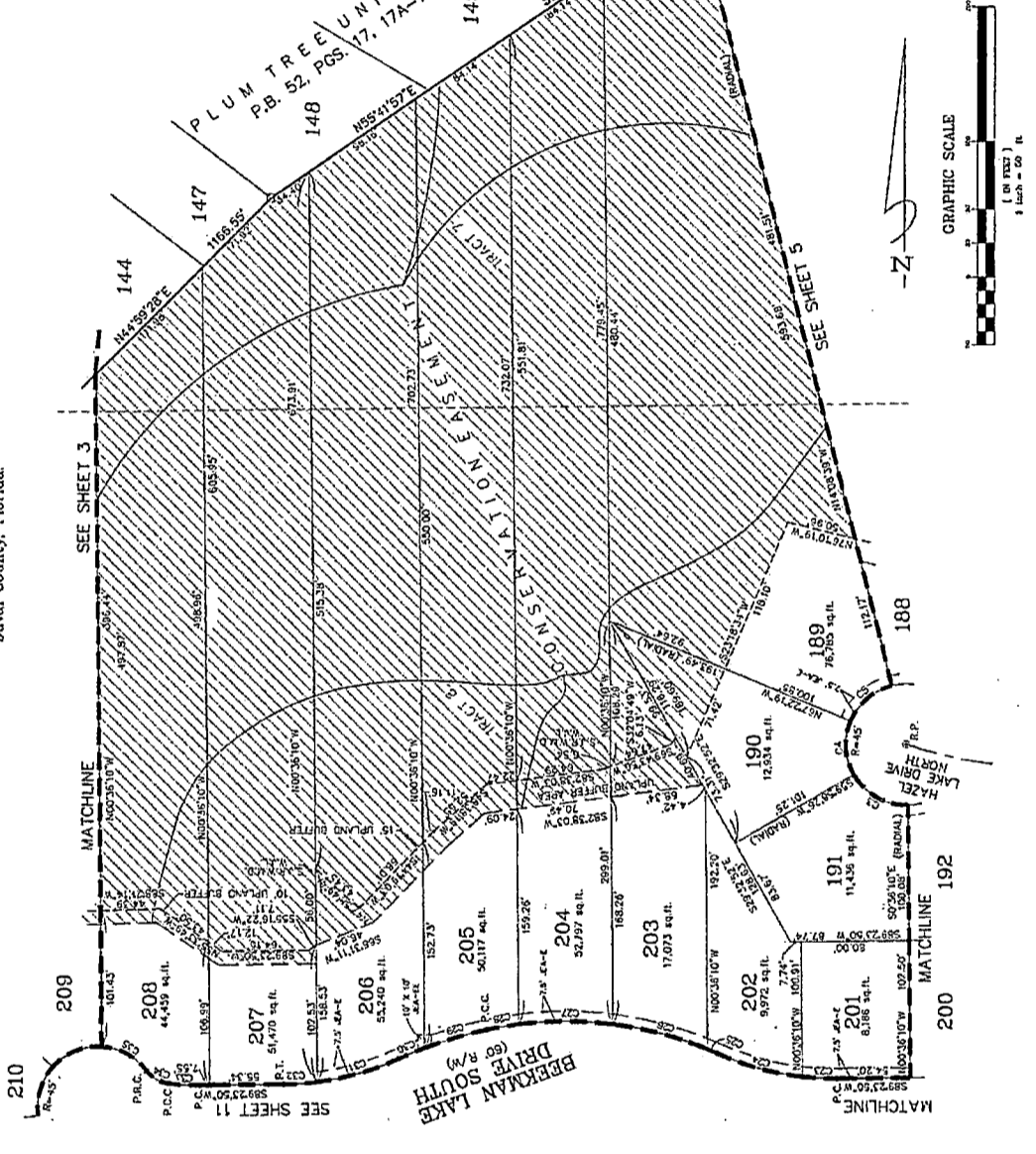
**Plum Tree Unit Two**

P.B. 52, PGS. 17, 17A-17J

PLAT BOOK 56 PAGE 2C

SHEET 4 OF 11 SHEETS  
SEE SHEET 3 FOR COORDINATE POINTS & LEGEND

LINE	DELTA	AREA	RADIUS	BEARING	DISTANCE
C1	15.17	41.35	45.00	S53°17'52" E	30.00
C2	52.09	41.35	45.00	S53°17'52" E	30.00
C3	53.13	41.81	45.00	S49°14'37" W	40.32
C4	07.03	25.65	20.00	S97°04'28" E	25.65
C5	16.01	66.07	20.00	S71°31'59" E	65.80
C6	01.34	7.43	20.00	S68°19'31" W	7.43
C7	13.23	72.98	20.00	N79°50'17" W	72.74
C8	05.70	24.68	20.00	S80°00'45" W	24.68
C9	05.20	48.59	20.00	S71°14'45" W	48.55
C10	03.37	20.91	20.00	S67°14'45" W	20.90
C11	17.13	65.17	20.00	N74°02'32" E	62.69
C12	05.44	24.72	20.00	N69°01'31" E	24.70
C13	05.20	26.13	20.00	S59°27'18" E	26.08
C14	13.23	72.98	20.00	S59°27'18" E	72.82
C15	13.23	72.98	20.00	N61°42'58" W	72.82
C16	13.23	72.98	20.00	N61°42'58" W	72.82



CLARY

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Clary & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
1000 UNIVERSITY BLVD., SUITE 200  
JACKSONVILLE, FLORIDA 32217  
(904) 396-2763

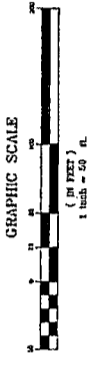
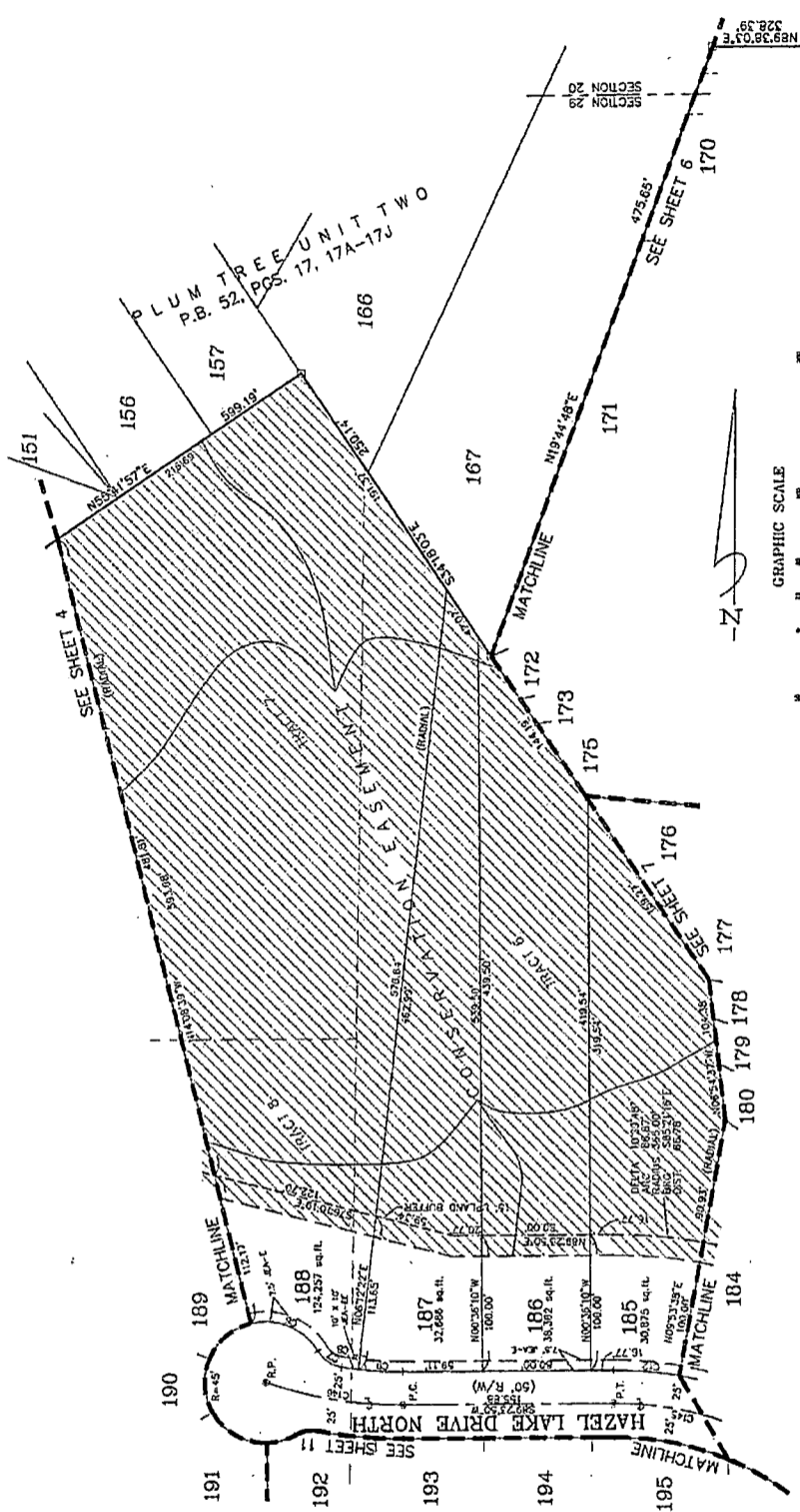
GRAPHIC SCALE  
1 inch = 60 ft

**Plum Tree Unit Four**

**PLAT BOOK 56 PAGE 2D**

SHEET 5 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

A Replot of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract B, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3, South, Range 25, East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida.



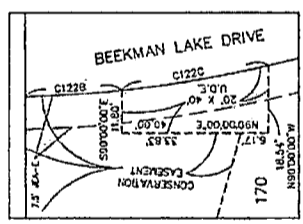
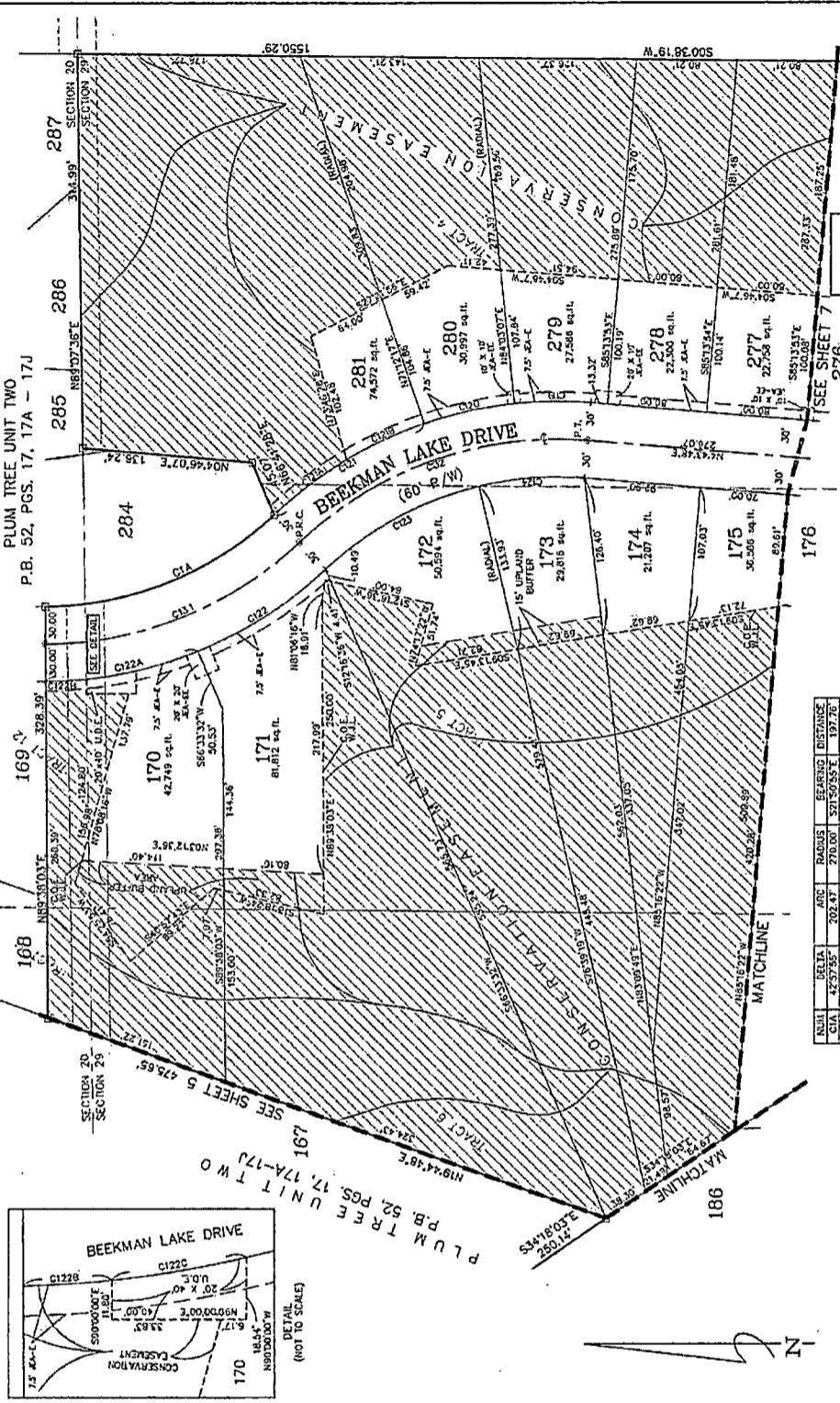
NO.	DELTA	ARC	RADIUS	BEARING	DISTANCE
66	77°55'57"	52.15	45.00	S67°54'13"W	43.26
67	49°18'30"	21.72	25.00	S69°16'13"E	21.04
68	07°31'25"	12.64	275.00	S83°28'28"E	12.84
69	05°48'31"	32.68	275.00	S87°11'54"E	32.65
70	10°28'45"	48.55	265.00	S85°21'16"W	48.48
71	3°21'03"	238.39	240.00	S82°01'39"W	239.97
72	19°42'12"	152.18	240.00	S88°43'06"E	152.17

**CLARY**  
PREPARED BY:  
**Clary & Associates, Inc.**  
2000 GUNN ROAD, SUITE 200  
JACKSONVILLE, FLORIDA 32207  
(904) 786-2100

# Plum Tree Unit Four

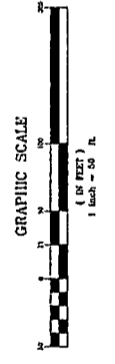
A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 6, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

SHEET 6 OF 11 SHEETS  
SEE SHEET 7 FOR LOCAL NOTES & LEGEND



NO.	BEARING	RADIUS	ARC	BEARING	DISTANCE
C1A	42°57'55"	202.47	270.00	S71°50'55"E	197.76
C1B	10°40'41"	61.50	330.00	N00°38'33"W	61.41
C1C	17°50'49"	78.99	330.00	N17°22'18"W	73.94
C1D	24°33'59"	91.35	330.00	N13°35'45"W	100.82
C1E	11°52'13"	68.37	330.00	N82°53'46"W	68.26
C1F	21°13'55"	122.79	330.00	S53°42'53"E	121.30
C1G	21°44'00"	124.17	330.00	S11°13'57"E	124.43
C1H	05°39'58"	32.63	330.00	S03°11'56"E	32.62

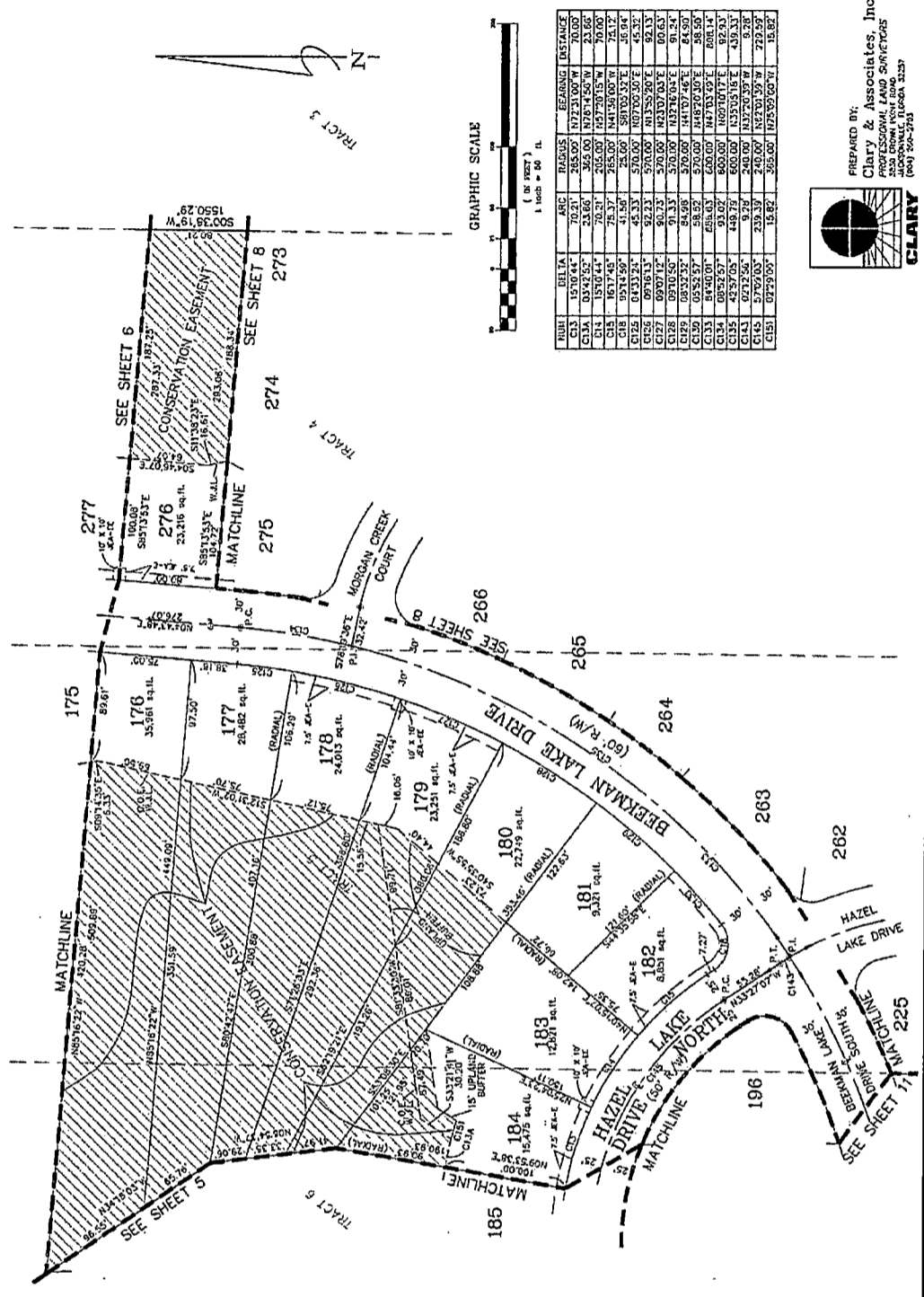
NO.	AREA	ACRES	BEARING	DISTANCE
C1A	68.11	1.55	S71°50'55"	197.76
C1B	4.85	0.11	N00°38'33"	61.41
C1C	14.31	0.33	N17°22'18"	73.94
C1D	20.50	0.47	N13°35'45"	100.82
C1E	15.04	0.34	N82°53'46"	68.26
C1F	16.04	0.37	S53°42'53"	121.30
C1G	17.24	0.40	S11°13'57"	124.43
C1H	4.90	0.11	S03°11'56"	32.62



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
JACKSONVILLE, FLORIDA 32207  
(904) 200-7703

**Plum Tree Unit Four**  
 PLAT BOOK 56 PAGE 6F  
 SHEET 7 OF 11 SHEETS  
 SEE SHEET 2 FOR ORIGINAL NOTES & LEGEND

A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of The City of Jacksonville, Duval County, Florida.



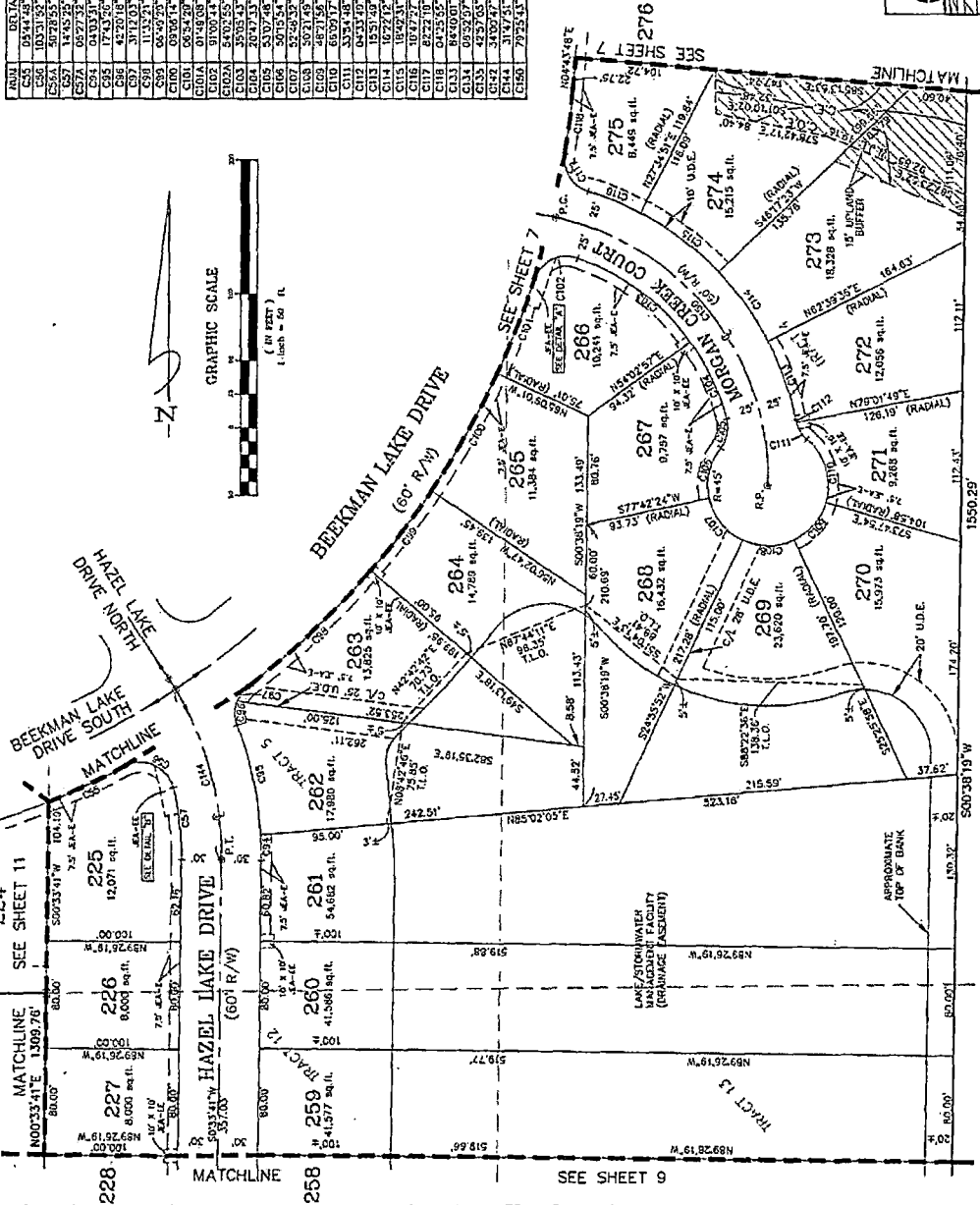
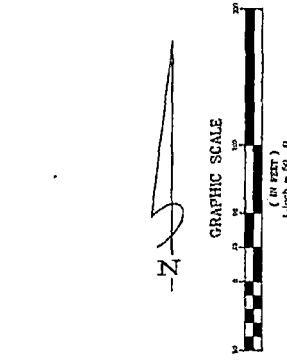
BLK	LOT	AREA	PERCENT	BEARING	DISTANCE
C13	1570.44	70.21	26.00	N77.3100°W	70.00
C13A	1342.52	23.66	36.00	N78.7450°W	23.66
C14	1570.44	70.21	206.00	N57.7015°W	70.00
C15	1571.45	75.37	755.00	N41.5600°W	75.17
C16	1571.50	41.58	25.00	S81.9337°E	46.84
C17	1571.50	41.58	25.00	S81.9337°E	46.84
C18	1571.50	41.58	25.00	S81.9337°E	46.84
C19	1571.50	41.58	25.00	S81.9337°E	46.84
C20	1571.50	41.58	25.00	S81.9337°E	46.84
C21	1571.50	41.58	25.00	S81.9337°E	46.84
C22	1571.50	41.58	25.00	S81.9337°E	46.84
C23	1571.50	41.58	25.00	S81.9337°E	46.84
C24	1571.50	41.58	25.00	S81.9337°E	46.84
C25	1571.50	41.58	25.00	S81.9337°E	46.84
C26	1571.50	41.58	25.00	S81.9337°E	46.84
C27	1571.50	41.58	25.00	S81.9337°E	46.84
C28	1571.50	41.58	25.00	S81.9337°E	46.84
C29	1571.50	41.58	25.00	S81.9337°E	46.84
C30	1571.50	41.58	25.00	S81.9337°E	46.84
C31	1571.50	41.58	25.00	S81.9337°E	46.84
C32	1571.50	41.58	25.00	S81.9337°E	46.84
C33	1571.50	41.58	25.00	S81.9337°E	46.84
C34	1571.50	41.58	25.00	S81.9337°E	46.84
C35	1571.50	41.58	25.00	S81.9337°E	46.84
C36	1571.50	41.58	25.00	S81.9337°E	46.84
C37	1571.50	41.58	25.00	S81.9337°E	46.84
C38	1571.50	41.58	25.00	S81.9337°E	46.84
C39	1571.50	41.58	25.00	S81.9337°E	46.84
C40	1571.50	41.58	25.00	S81.9337°E	46.84
C41	1571.50	41.58	25.00	S81.9337°E	46.84
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C45	1571.50	41.58	25.00	S81.9337°E	46.84
C46	1571.50	41.58	25.00	S81.9337°E	46.84
C47	1571.50	41.58	25.00	S81.9337°E	46.84
C48	1571.50	41.58	25.00	S81.9337°E	46.84
C49	1571.50	41.58	25.00	S81.9337°E	46.84
C50	1571.50	41.58	25.00	S81.9337°E	46.84
C51	1571.50	41.58	25.00	S81.9337°E	46.84

PREPARED BY:  
**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 JACKSONVILLE, FLORIDA 32209  
 (904) 244-2781

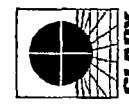
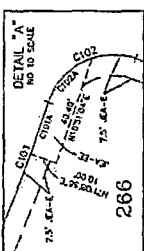
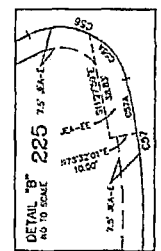
# Plum Tree Unit Four

A. Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of The City of Jacksonville, Duval County, Florida.

SHEET 8 OF 11 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & INDEX



ARC	DELTA	BEARING	DISTANCE
C55	054.40	S20.00°E	183.00
C56	159.37	N68.99°W	147.7
C57	323.17	N49.35°E	241.7
C58	148.25	S41.00°E	108.00
C59	202.00	N11.27°S	70.00
C60	104.00	N81.20°W	75.00
C61	171.40	S73.20°E	115.00
C62	100.00	N40.00°E	100.00
C63	100.00	S40.00°E	100.00
C64	100.00	N40.00°E	100.00
C65	100.00	S40.00°E	100.00
C66	100.00	N40.00°E	100.00
C67	100.00	S40.00°E	100.00
C68	100.00	N40.00°E	100.00
C69	100.00	S40.00°E	100.00
C70	100.00	N40.00°E	100.00
C71	100.00	S40.00°E	100.00
C72	100.00	N40.00°E	100.00
C73	100.00	S40.00°E	100.00
C74	100.00	N40.00°E	100.00
C75	100.00	S40.00°E	100.00
C76	100.00	N40.00°E	100.00
C77	100.00	S40.00°E	100.00
C78	100.00	N40.00°E	100.00
C79	100.00	S40.00°E	100.00
C80	100.00	N40.00°E	100.00
C81	100.00	S40.00°E	100.00
C82	100.00	N40.00°E	100.00
C83	100.00	S40.00°E	100.00
C84	100.00	N40.00°E	100.00
C85	100.00	S40.00°E	100.00
C86	100.00	N40.00°E	100.00
C87	100.00	S40.00°E	100.00
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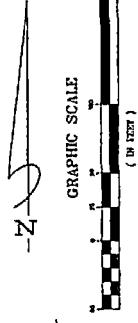
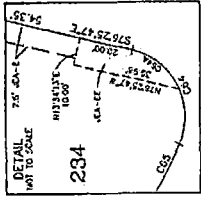
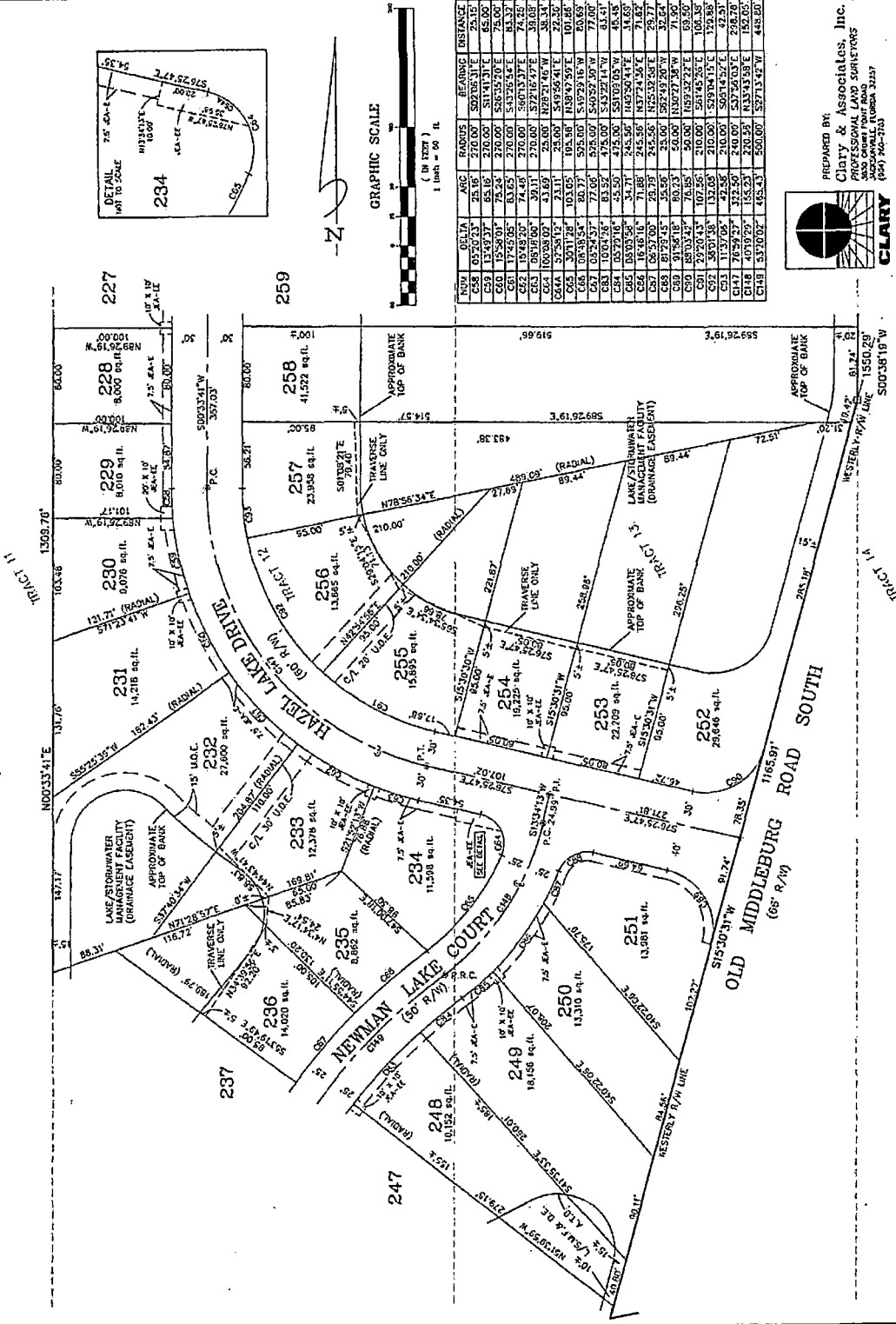
PREPARED BY:  
**Clary & Associates, Inc.**  
2525 SOUTH BEACH ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 452-3100

**PLAT BOOK 56 PAGE 24**

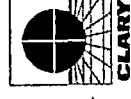
SHEET 9 OF 11 SHEETS  
SEE SHEET 3 FOR CORNER NOTES & LEGEND

**Plum Tree Unit Four**

A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 29, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of This City of Jacksonville, Duval County, Florida.



NO.	DELTA	ARC	RADIUS	BEARING	DISTANCE
C28	05°20'33"	25.16'	270.00'	S02°04'11"E	25.15'
C29	13°49'37"	65.16'	270.00'	S11°41'11"E	65.00'
C30	15°56'01"	75.24'	270.00'	S26°52'20"E	75.00'
C31	17°45'05"	83.63'	270.00'	S43°28'54"E	83.30'
C32	18°15'00"	86.11'	270.00'	S72°16'47"E	85.00'
C33	18°03'00"	84.18'	250.00'	N29°21'46"W	83.34'
C34	27°58'12"	73.11'	25.00'	S49°56'41"E	22.50'
C35	35°11'28"	102.05'	105.18'	N58°47'59"E	101.85'
C36	08°48'54"	88.77'	595.00'	S19°59'16"W	80.89'
C37	05°24'37"	77.06'	378.00'	S08°57'10"W	76.44'
C38	05°20'16"	75.50'	415.00'	S10°03'03"W	74.48'
C39	05°00'28"	73.71'	245.35'	N42°50'41"E	73.83'
C40	16°48'16"	71.88'	245.35'	N57°24'56"E	71.62'
C41	08°57'00"	70.79'	245.56'	N25°52'58"E	70.77'
C42	01°19'45"	55.56'	23.00'	S92°49'20"W	55.64'
C43	01°18'18"	55.23'	50.00'	N08°17'23"W	53.90'
C44	02°20'45"	102.56'	210.00'	S41°46'26"E	100.38'
C45	28°01'48"	132.03'	210.00'	S79°04'13"E	129.85'
C46	11°37'06"	42.58'	210.00'	S05°14'57"E	42.31'
C47	26°59'27"	32.50'	240.00'	S37°50'03"E	29.78'
C48	4°01'29"	156.23'	230.35'	N39°49'58"E	152.05'
C49	53°00'02"	483.43'	550.00'	S57°13'42"W	445.50'

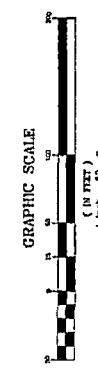
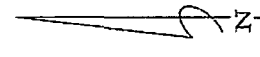
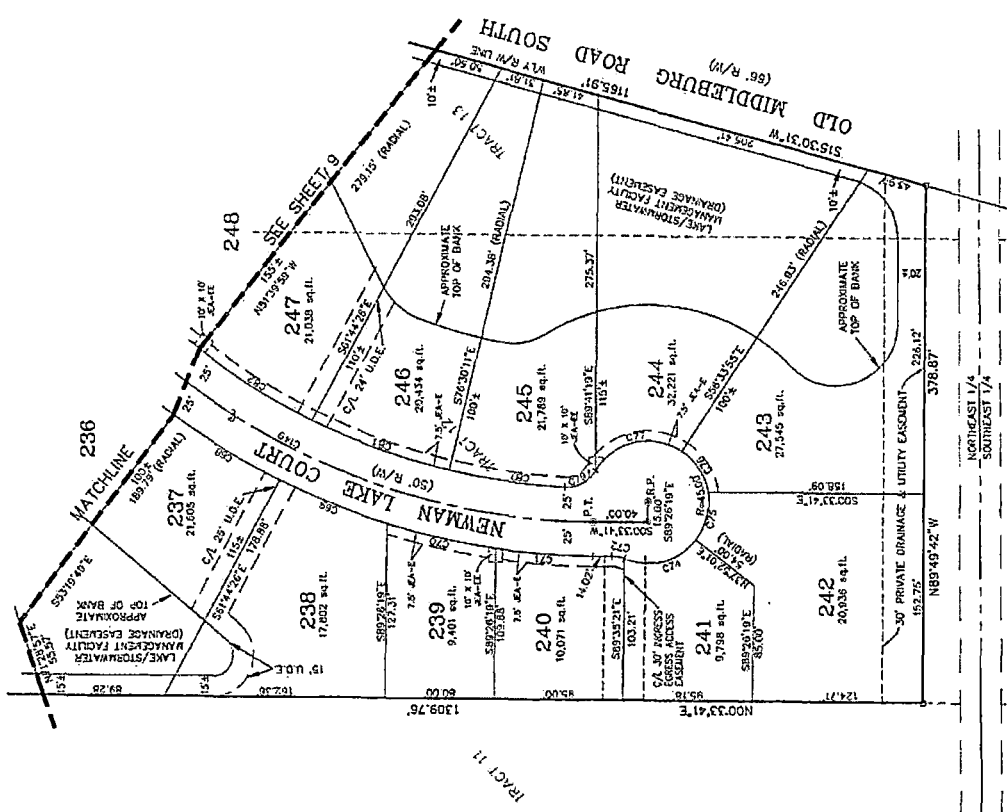


PREPARED BY  
**Clary & Associates, Inc.**  
1400 GAITHER ROAD, SUITE 200  
JACKSONVILLE, FLORIDA 32217  
(904) 762-7115

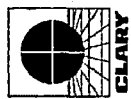
**Plum Tree Unit Four**

A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 20, and a Portion of Tracts 11 and 12, Block 4, Section 20, all in Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of The City of Jacksonville, Duval County, Florida.

SHEET 10 OF 11 SHEETS  
SEE SHEET 9 FOR ORIGINAL NOTES & LEGEND



NO.	DATA	ARC	RADIUS	BEARING	DISTANCE
C68	1007.51	92.07	525.00	S31°34'46"W	91.95
C69	0917.76	85.16	525.00	S41°58'27"W	85.07
C70	0535.10	61.98	525.00	S1°33'15"W	81.89
C71	2147.10	13.51	525.00	S89°52'17"W	11.80
C72	2728.53	55.50	45.00	N145°53'33"W	54.46
C73	4712.47	37.00	45.00	S73°44'23"E	36.04
C74	4713.09	37.00	45.00	N57°02'33"E	36.05
C75	3229.13	72.00	45.00	N17°37'02"W	84.88
C76	1239.22	21.17	45.00	S2°52'28"W	23.41
C77	1237.00	10.58	45.00	S89°52'17"W	10.56
C78	1133.00	85.57	475.00	S12°23'30"W	38.33
C79	5320.02	405.43	500.00	S77°13'47"W	448.80



PREPARED BY:  
**CLARY & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
250 South Central Expressway  
Jacksonville, Florida 32207  
(904) 346-2763

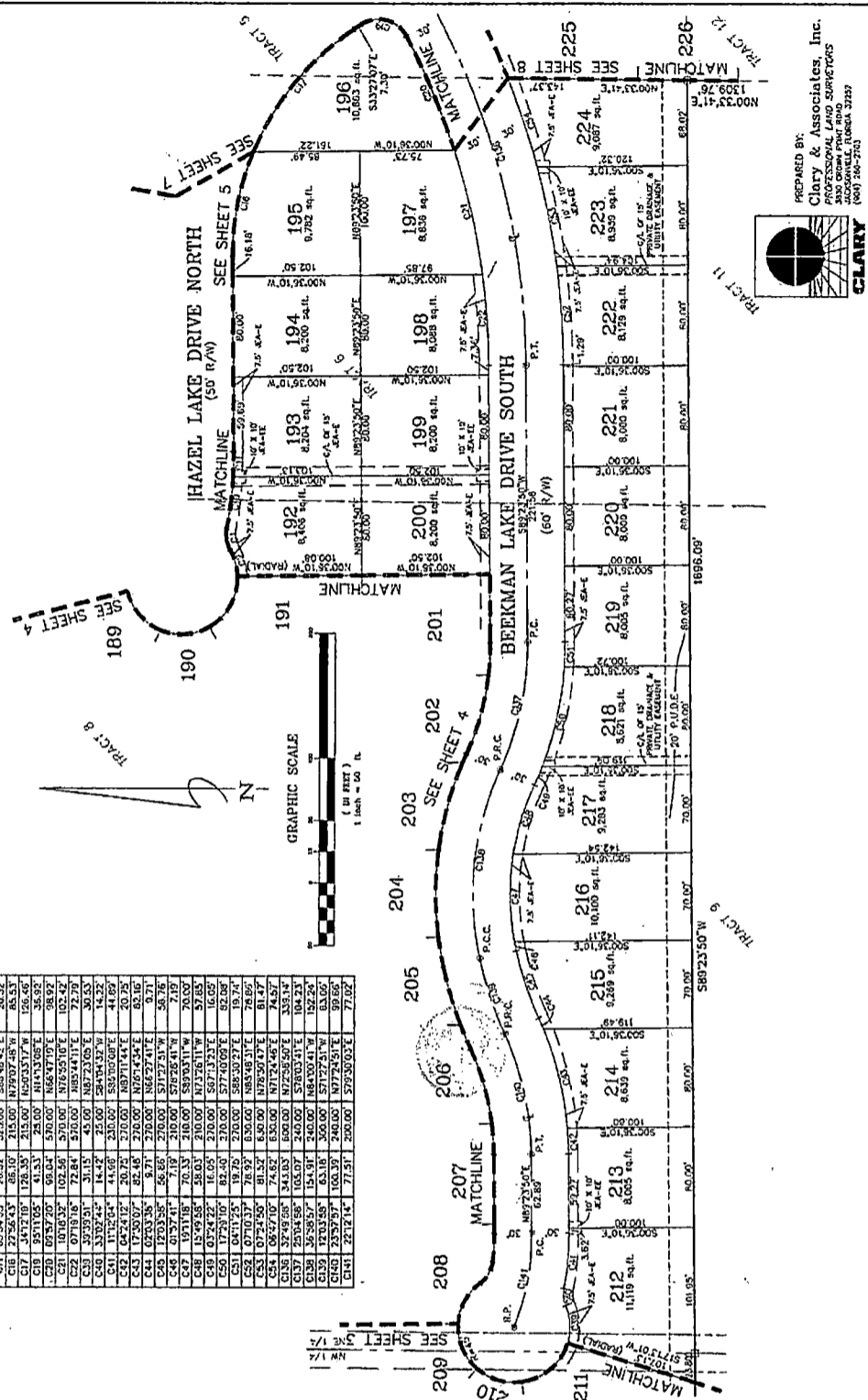
PLAT BOOK 56 PAGE 23

**Plum Tree Unit Four**

A Replat of a Portion of Tracts 4, 5, 6, 7, 12 and 13, and all of Tract 8, Block 1, and a Portion of Tracts 1 and 2, Block 2, Section 20, and a Portion of Tracts 11 and 12, Section 20, all in Township 3 South, Range 23 East, as shown on the plat of Jacksonville Heights, as recorded in Public Book 6, page 93 of the Current Public Records of The City of Jacksonville, Duval County, Florida.

SHEET 11 OF 11 SHEETS  
SEE SHEET 2 FOR COUSAL NOTES & LEGEND

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4914.45	17.56	25.00	S50°18'30"W	17.50
C2	2837.53	22.87	45.00	N74°15'07"E	21.87
C3	657.69	23.50	335.00	S83°17'40"E	42.54
C4	1037.67	32.77	315.00	N78°07'48"W	65.53
C5	2226.43	68.10	715.00	N78°07'48"W	65.53
C6	3471.70	126.35	215.00	S50°33'17"W	126.46
C7	5511.05	41.53	25.00	N14°3'08"E	36.92
C8	8737.29	66.04	570.00	N68°47'19"E	98.92
C9	1016.32	102.59	570.00	N76°55'16"E	102.42
C10	1016.32	71.84	570.00	N76°55'16"E	102.42
C11	9719.15	51.15	45.00	N87°31'05"E	51.15
C12	3392.44	14.42	25.00	S84°04'32"W	14.32
C13	1172.64	44.60	200.00	S50°30'08"E	44.60
C14	6824.12	20.75	270.00	N87°14'41"E	20.75
C15	1720.07	82.46	270.00	N76°14'41"E	82.16
C16	4240.38	9.71	270.00	N82°27'41"E	9.71
C17	6124.41	8.71	270.00	S57°26'41"W	8.71
C18	4932.41	7.19	210.00	S74°26'41"W	7.19
C19	1511.65	70.33	210.00	S59°03'11"W	70.00
C20	1549.58	58.63	210.00	N72°26'11"W	57.85
C21	6724.22	16.65	270.00	S57°32'11"E	16.65
C22	1723.10	82.30	270.00	S77°40'59"E	82.08
C23	1723.10	51.15	270.00	S77°40'59"E	51.15
C24	1710.37	71.83	630.00	N84°36'11"E	20.56
C25	1724.50	81.52	630.00	N78°50'17"E	81.47
C26	6847.10	74.82	630.00	N72°24'46"E	74.87
C27	3242.95	34.83	600.00	N72°58'50"E	33.14
C28	2534.58	105.07	240.00	S78°03'41"E	104.23
C29	2534.58	184.91	240.00	N84°03'41"W	182.29
C30	2329.27	160.39	240.00	N74°24'51"E	99.09
C31	2212.14	77.51	200.00	S74°00'31"E	77.02



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
2201 LAMAR BLVD., SUITE 200  
JACKSONVILLE, FLORIDA 32202  
(904) 780-2703



PLAT BOOK 56 PAGE 94A

SHEET 2 OF 2 SHEETS  
A LOT IN THE MAP

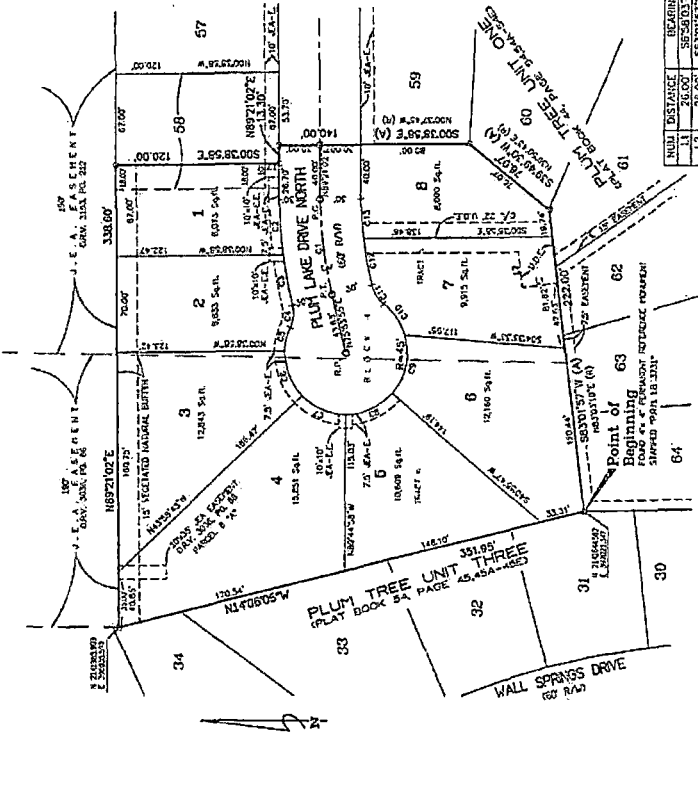
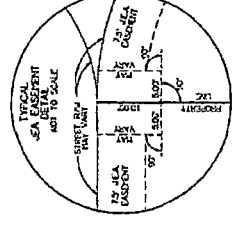
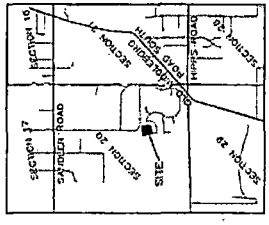
# Plum Tree Unit Five

A REPLAT OF A PORTION OF TRACTS 5 AND 6, BLOCK 4, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 58, AS SHOWN ON THE PLAT OF PLUM TREE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 54, 54A THROUGH 54E, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

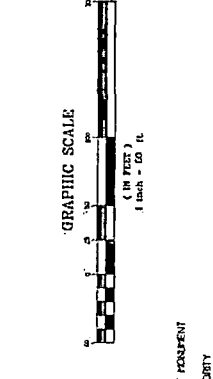
## General Notes

- BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHEAST CORNER OF THE PLAT OF PLUM TREE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGE 54, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS THE POINT OF BEGINNING OF THE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- BEARING COORDINATES REFERENCED DURING FLORIDA EAST ZONE 1983/1990 ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS BEARING COPY, IS THE OFFICIAL DEED OF THE SIGNED LANDS DESCRIBED HEREIN AND SHALL BE VALID IN ALL RESPECTS IN ALTHOUGH BY ANY OTHER CHARTER OR INSTRUMENT. THERE MAY BE OTHER INSTRUMENTS OR INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LINES SHOWN HEREIN ARE WITHIN FLOOD ZONE "A" AS SHOWN ON THE FLOOD HAZARD MAP, PLAT BOOK 10, PAGE 10A, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, DATED AUGUST 15, 1993. HOWEVER, THE FLOOD HAZARD MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY INSTRUMENT OR INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREIN AND DESIGNATED AS UNRESTRICTED ACCESS AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY INSTRUMENT OR INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ACCESS TO SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- ALL UTILITIES (ELECTRIC, GAS, WATER, AND TELEPHONE) SHALL BE INSTALLED IN THE PLAT AREA AND OPERATED BY THE CITY OF JACKSONVILLE. THE CITY OF JACKSONVILLE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, GAS, AND OTHER PUBLIC UTILITIES.
- UTILITY EASEMENTS ARE DESIGNATED FOR USE FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "SEA-E" EASEMENTS ARE COEFFICIENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY INSTRUMENT OR INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ACCESS TO SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- "SEA-E" EASEMENTS ARE COEFFICIENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY INSTRUMENT OR INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ACCESS TO SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

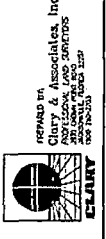
Vicinity Map  
NOT TO SCALE



INCH	BELTA	ARC	RADIUS	BEARINGS	DISTANCES
C1	137.780°	70.43'	300.00'	S87.572°E/W	70.27'
C2	7.00°	40.46'	330.00'	S85.505°E/W	40.36'
C3	67.072°	37.35'	330.00'	S73.027°E/W	37.35'
C4	39.765°	16.79'	24.00'	S89.011°E/W	16.39'
C5	27.191°	17.33'	45.00'	S77.702°E/W	17.42'
C6	45.481°	35.25'	45.00'	S33.856°E/W	34.09'
C8	49.191°	38.74'	45.00'	S24.743°E/W	37.35'
C9	37.502°	45.43'	45.00'	S77.702°E/W	44.97'
C10	35.241°	27.61'	45.00'	S50.231°E/W	27.37'
C11	35.031°	16.64'	24.00'	S56.421°E/W	16.34'
C12	27.191°	34.69'	275.00'	S77.702°E/W	34.67'
C13	0.000°	29.02'	270.00'	S86.162°E/W	29.04'



- ### LEGEND
- RM - RIGHT-OF-WAY
  - O - PERMANENT CONTROL POINT
  - SP - STAFFED POINT (B.J. 311)
  - PT - POINT OF BEGINNING
  - ORV - OFFICIAL RECORDS VOLUME
  - FR - PLAT BOOK
  - POSD - PAGES
  - EA - EASEMENT
  - EA-E - TABULATED CURVE DATA
  - L - CENTERLINE
  - - STAFFED POINT (B.J. 311)
  - SEA-E - JACKSONVILLE ELECTRIC AUTHORITY EASEMENT



P.S.D. NO. : 2003-044  
CITY DEVELOPMENT NO. : 1419.3



# Longleaf Addition

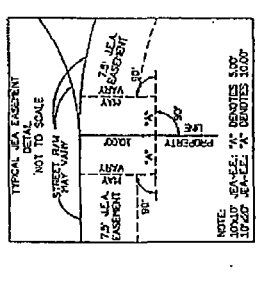
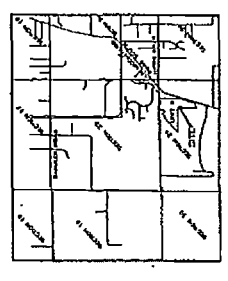
A REPLAT OF LOTS 228 AND 229 AS SHOWN ON THE PLAT OF PLUM TREE UNIT FOUR AS RECORDED IN PLAT BOOK 58, PAGES 2, 2A, THROUGH 24, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## General Notes

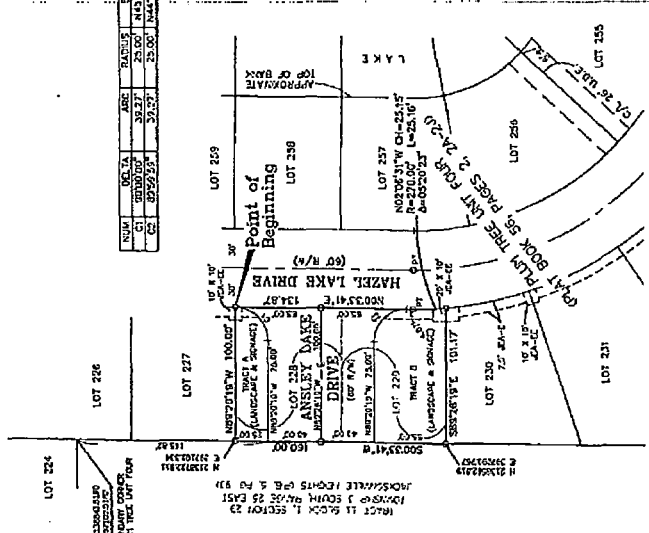
- BEARINGS SHOWN ARE BASED ON THE WESTERN BOUNDARY OF PLUM TREE UNIT FOUR AS SHOWN ON THE PLAT OF PLUM TREE UNIT FOUR AS RECORDED IN PLAT BOOK 58, PAGES 2, 2A, THROUGH 24, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.
- N 2136522(2) ZONE 190 1987/1990 NIS ADJUSTMENT, E 397997(2).
- NOTES: THIS PLAT, AS RECORDED IN ITS GRAPHIC BOOK, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER BOOKS OR INSTRUMENTS THAT MAY BE HEREINAFTER RECORDED OR MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, FLORIDA STATUTE 377.09(1).
- THE LANDS SHOWN HEREON (E WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 170077, PANEL NO. 0106, DATED AUGUST 16, 1978, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CURVE BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- "E-A-E-E": CONOTES EA EQUIPMENT ENCLOSURE. THESE ENCLOSURES SHALL REMAIN TOTALLY UNOCCUPIED BY ANY PROVISIONS THAT MAY PERMIT THE USE AND ACCESS OF SAID ENCLOSURE BY EA.
- "E-A-E": CONOTES EA EQUIPMENT. THESE ENCLOSURES SHALL REMAIN UNOCCUPIED BY ANY PROVISIONS THAT MAY PERMIT THE USE AND ACCESS OF SAID ENCLOSURE BY EA. THE USE OF SAID ENCLOSURE BY THE EA IN THE INSTALLATION OF POWER, WATER AND LIGHTING IS PERMISSIBLE BUT SUBJECT TO THE APPROVAL AND FOR REPLACEMENT OF SAID ITEMS.
- JACKSONVILLE DEPT. OF PUBLIC UTILITIES SHALL CONDUCT AN EA SURVEY AND SHALL BE RESPONSIBLE FOR THE PROPOSED EA COMPILING WITH THE PROVISIONS OF FS. 177.02(1)(7).
- CERTAIN ENCLOSURES ARE RESERVED FOR EA FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

## Vicinity Map

NOT TO SCALE

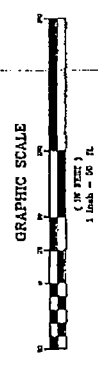


NO.	DELTA	AREA	RADIUS	BEARING	DISTANCE
1	100.00	3141.59	100.00	N 00° 00' 00" E	31.42
2	100.00	3141.59	100.00	N 00° 00' 00" E	31.42
3	100.00	3141.59	100.00	N 00° 00' 00" E	31.42
4	100.00	3141.59	100.00	N 00° 00' 00" E	31.42



## LEGEND

- R/W - RIGHT-OF-WAY
- - POINT-OF-CURVE
- - STAMPED CLARY 3/37
- - FOUND EA & CONCRETE MONUMENT
- - STAMPED LB 3/31
- - CURVE CENTER
- - POINT OF TANGENCY
- - PLAT BOOK
- - PARCELS
- - PLUM TREE UNIT
- - HAULS
- - CHDS
- - DELTA
- - UNDATED CURVE DATA
- - JACKSONVILLE ELECTRIC AUTHORITY
- - JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- - JACKSONVILLE ELECTRIC AUTHORITY CENTRAL
- - UNOCCUPIED DRAINAGE ENCLOSURE



F.S.D. NO.: 96-003  
CITY DEVELOPMENT NO.: 1419.4

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

June 18, 2021

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

**Re: Plum Tree Homeowners Association, Inc.; Approval;  
Determination Number: 21081**

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 Plum Tree Homeowners 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/bp/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://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.

Chase Mills, Esq.  
June 18, 2021  
Page 2 of 2

**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.