

## OFFICIAL RECORDS

DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR  
SECRET HILLS UNIT TWO

THIS DECLARATION, made this 15th day of February, 1994, by SECRET HILLS JOINT VENTURE, a Florida general partnership, whose mailing address is c/o Towers Contracting Company, Inc., 2051 Art Museum Drive, Suite 130, Jacksonville, Florida 32207 ("Developer").

## RECITALS

A. Developer is the owner of that certain real property located in Duval County, Florida described as Lots 1 through 54 all of SECRET HILLS UNITS TWO according to the plat thereof recorded in Plat Book 48, pages 60, 60A, 60B, 60C of the current public records of Duval County, Florida ("Property").

B. Developer desires to impose upon the Property those certain covenants, conditions, restrictions, and easements as are currently imposed upon the adjoining properties known as Secret Hills Unit One.

## DECLARATION

NOW, THEREFORE, Developer hereby declares that the Property shall be held, sold and conveyed subject to the easements, restrictions, covenants, limitation and conditions set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Secret Hills Unit One dated September 27, 1992 as recorded in Official Records Volume 7436 page 1871 et. seq. of the current public records of Duval County, Florida ("Unit One Covenants") along with the Amendment dated June 24, 1993 and recorded in OR Book 7605 Pages 413 to 416 and the Second Amendment dated July 1, 1993 and recorded in OR Book 7754 Pages 1269 to 1278, all of which are hereby imposed upon the Property for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof, including Developer, as if said Unit One Covenants had included the Property originally. All references in the Unit One Covenants to a plat shall include the plat of Secret Hills Unit Two and all references to "the Property" in the Unit One Covenants shall include the Property described herein. All owners of the Property or any part thereof shall be and become and Owner as defined in the Unit One Covenants shall be members of and subject to the Articles of Incorporation and Bylaws of Secret Hills Community Association, Inc. As used in the Unit One Covenants, the term "Lot" shall include lots within the Property.

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The Unit One Covenants are hereby amended to incorporate the foregoing.

IN WITNESS WHEREOF, the undersigned, do hereby make this Declaration of Covenants, Conditions, Restrictions, and Easements, and has caused this Declaration to be executed in their names on the day and year first above written.

Signed, sealed and delivered in the presence to:

SECRET HILLS JOINT VENTURE, a Florida General Partnership  
By: Towers Contracting Company, Inc., a Florida Corporation, its General Partner

Aileen LaFontaine  
Name Printed: Aileen LaFontaine

Melissa Ann Deen  
Name Printed: Melissa Ann Deen

By: L. Randall Towers  
L. RANDALL TOWERS  
President  
2051 Art Museum Drive,  
Suite 130  
Jacksonville, Fl. 32207

FILED AND RECORDED  
IN PUBLIC RECORDS  
OF DUVAL COUNTY, FLA.  
94-0026322

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of February, 1994, by L. RANDALL TOWERS, President of Towers Contracting Company, Inc., a Florida Corporation, as Managing General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

Melissa Ann Deen  
Notary Public

Melissa Ann Deen  
(Printed, Typed or Stamped Name of Notary)

CLERK OF CIRCUIT COURT  
RECORD WITH HEAD  
[Signature]

94 FEB 22 PM 4:49

Commission No.: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



MELISSA ANN DEEN  
My Commission CC311322  
Expires Sep. 17, 1997  
Bonded by ANB  
800-852-5878