

Prepared By and Return To:
Spring Brook Joint Venture, LLP
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Jacksonville, FL 32257

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THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRINGBROOK

This Third Supplemental Declaration is made by Spring Brook Joint Venture, LLP, a Florida Limited Liability Partnership ("Declarant") with respect to the real property included within the plat of Summer Brook Unit Three as recorded in Plat Book 56, Page 87, et. seq. of the current public records of Duval County, Florida. Summer Brook Unit Three is hereinafter individually and collectively referred to as the "Annexation Parcel".

WHEREAS, All of the lands shown on the plats of Spring Brook Unit One (according to the plat thereof recorded in Plat Book 54, Page 49 et. seq. of the current public records of Duval County, Florida) and Spring Brook Unit Two (according to the plat thereof recorded in Plat Book 55, Page 47, et. seq. of the current public records of Duval County, Florida) and Summer Brook Unit One (according to the plat thereof recorded in Plat Book 56, Page 33, et. seq., of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Spring Brook as recorded in Official Records Book 10226, Page 1137, et. seq. of the current public records of Duval County, Florida, as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Spring Brook Unit Two as recorded in Official Records Book 10670, Page 513, et. seq. of the current public records of Duval County, Florida and as supplemented by the Second Supplemental Declaration of Covenants, Conditions and Restrictions for Summer Brook Unit One, as recorded in Official Records Book 11326, Page 509, et. seq., of the current public records of Duval County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcel is included in the Spring Brook Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Supplemental Declaration, Declarant hereby agrees;

- 1) The Annexation Parcel is hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration in the same manner and to the same extent as if the Annexation Parcel had been subjected thereto in the Declaration.
- 2) Each of the platted lots included within the Annexation Parcel shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.
- 3) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Supplemental Declaration as in the Declaration.
- 4) The Declaration and Articles are hereby amended to require the Association to include within the definition of Surface Water or Stormwater Management System all facilities permitted by St. Johns River Water Management District permit No. 4-031-17721-2 so as to require maintenance of such systems pursuant to the provisions of the Declaration and the Articles.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 30th day of March, 2004.

WITNESSES

SPRINGBROOK JOINT VENTURE, LLP

Sharon A. Hudson
Print Name SHARON A. HUDSON

Gregory E. Matovina
By: Gregory E. Matovina
Its: Managing Partner

Sondra Douglas
Print Name: SONDRA DOUGLAS

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of March 2004 by Gregory E. Matovina (being personally known to me) as Managing Partner of Spring Brook Joint Venture, LLP on behalf of the corporation.

Sharon A. Hudson
Print Name: SHARON A. HUDSON
My Commission Expires: _____



SHARON A HUDSON
My Commission # DD 268213
Expires: Dec 11, 2007

MORTGAGEE CONSENT

The undersigned, Bank Of America, a national banking association, the holder of a mortgage recorded in Official Records Book 11628, Page 1996, of the public records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Third Supplemental Declaration of Covenants, Conditions and Restrictions for Spring Brook.

Signed, sealed and delivered
in the presence of:

Betty J. Johnson
Print Name: Betty J. Johnson

Crystal R. Pettway
Print Name: CRYSTAL R. PETTWAY

G. Ross Williams
By: G. Ross Williams
Its: S. Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of March, 2004 by G. Ross Williams, being personally known to me.

Betty J. Johnson
Notary Public

