

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SUMMER HAVEN - UNIT ONE and THE MANORS
AT SUMMER HAVEN

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HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by CENTEX HOMES, a Nevada general partnership, hereinafter referred to as "Declarant".

This Supplemental Declaration shall be binding and inure to the benefit of the Declarant and all parties claiming title to or an interest in SUMMER HAVEN - UNIT TWO, according to Plat thereof recorded in Plat Book 51, Pages 71-71B, public records of Duval County, Florida.

WHEREAS, Declarant executed a Declaration of Covenants, Conditions and Restrictions for SUMMER HAVEN - UNIT ONE and THE MANORS AT SUMMER HAVEN, hereinafter referred to as "Declaration", which is dated May 28, 1997, and recorded in Official Records Volume 8630, Pages 482-497; and

WHEREAS, Article IX, Sections 1 and 3, Pages 14 and 15, of said Declaration provide in relevant part as follows:

Section 1. Declarant's Annexation. For a period up to ten (10) years after the date of recording this Declaration, the Declarant shall have the right (without obligation to do so), from time to time and in its sole discretion without the consent or joinder of the Association, any Owner, or mortgagee of any Owner (unless otherwise required by the Federal Housing Administration, the Veteran's Administration, or the Federal National Mortgage Association) to annex to the Property and to include within this Declaration additional land. The Property and all additional land that may be annexed to the Declaration pursuant to this section are described in Exhibit A attached hereto.

....
Section 3. Supplemental Declarations. Any such additions authorized in Section 1 ... above may be made by filing of record of one or more Supplemental Declarations with respect to the annexed property. A Supplemental Declaration shall contain a statement that the real property that is the subject of the Supplemental Declaration constitutes additional property which is to become a part of the Property subject to this Declaration. Such Supplemental Declaration shall become effective upon being recorded in the public records of Duval County, Florida.

WHEREAS, Declarant is the owner of the following described real estate, which constitutes one plat of additional property contiguous to the property described in said Declaration:

5 min lot
296-4551

PREPARED BY/RECORD & RETURN TO:
WILLIAM DEKLE DAY
ATTORNEY AT LAW
1503 OAK STREET
JACKSONVILLE, FLA 32204

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All lots shown on Plat of SUMMER HAVEN - UNIT TWO, according to Plat thereof recorded in Plat Book 51, Pages 71-71B, public records of Duval County, Florida; and

WHEREAS, the time limitation of 10 years from the date of recording of the Declaration has not been exceeded by this Supplemental Declaration.

NOW, THEREFORE, Declarant hereby declares that the following real property is submitted, annexed and added to said Declaration and to the property defined and described therein, and shall be transferred, held, sold, conveyed and developed subject to all the easements, covenants, restrictions, conditions and other terms and provisions of said Declaration to the same extent as though originally submitted thereto:

All lots shown on Plat of SUMMER HAVEN - UNIT TWO, according to Plat thereof recorded in Plat Book 51, Pages 71-71B, public records of Duval County, Florida;

AND that there is hereby added to the definition of Common Area under said Declaration the following:

U.S. Army Corps of Engineers and St. Johns River Water Management District Jurisdictional Wetlands and Private Conservation Easement area adjoining lots 12-24 as shown on said Plat.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 22ND day of DECEMBER, 1997.

Signed, sealed and delivered in the presence of the following witnesses:

CENTEX HOMES
a Nevada General Partnership

[Signature]
LODD WHITE (print)
[Signature]
ARTHUR E. LANCASTER (print)

By [Signature]
Division President of Centex Real Estate Corporation, a Nevada Corporation, Managing General Partner (Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of APRIL, 1998, by Dodguss Smith, the DIVISION PRESIDENT of Centex Real Estate Corporation, A Nevada corporation, on behalf of the general partnership. He is personally known to me or has produced _____ as identification, and did take an oath.

[Signature]
ARTHUR E. LANCASTER (print)
Notary Public, State of Florida



Arthur E. Lancaster
MY COMMISSION # CC512988 EXPIRES
November 29, 1999
BONDED THROUGH TROY FAIR INSURANCE, INC.