

PREPARED BY AND RETURN TO:

Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SECOND SUPPLEMENTAL DECLARATION
TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR TERRA COSTA**

THIS SECOND SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TERRA COSTA (this "**Second Supplement**") is made on this 14th day of March, 2019, by STANDARD PACIFIC OF FLORIDA, a Florida general partnership (the "**Declarant**"), joined by TERRA COSTA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

RECITALS

A. The Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa was recorded in Official Records Book 17041, Page 1932 (the "**Original Declaration**"), as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 17078, Page 119 (the "**First Amendment**"), the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 17095, Page 435 (the "**Second Amendment**"), the Third Amendment Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 17297, Page 1616 (the "**Third Amendment**"), the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 17393, Page 1237 (the "**Fourth Amendment**"), the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 17521, Page 1332 (the "**Fifth Amendment**"), and the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 17837, Page 2191 (the "**Sixth Amendment**"), and the First Supplement to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa – Adding Phase 2A, recorded in Official Records Book 18265, Page 1599 (the "**First Supplement**"), and the Seventh Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa, recorded in Official Records Book 18281, Page 477 (the "**Seventh Amendment**"), all of the Public Records of Duval County, Florida. The Original Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth

Amendment, the First Supplement and the Seventh Amendment shall be referred to herein collectively as the "Declaration."

B. The Declaration provides in Section 1, Article II the Declarant may annex additional land by recording a Supplemental Declaration.

C. The Declaration provides in Section 5, Article XII the Declarant has the right to amend the Declaration without Association or other third-party approval before turnover of control of the Association has occurred.

D. The Declarant wishes, in accordance with Section 1, Article II and Section 5, Article XII of the Declaration, to file of record this Second Supplement for the purpose of annexing additional land to the Property and amending the Declaration as described below.

NOW THEREFORE, the Declarant hereby amends and supplements the Declaration as set forth herein.

Words in the text which are lined through (————) indicate deletions from the present text; words in the text which are double-underlined indicate additions to the present text. The text will not be double-underlined or stricken when whole sections or paragraphs are added or deleted in their entirety.

1. Recitals and Defined Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this Second Supplement. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. Conflicts. In the event there is a conflict between this Second Supplement and the Declaration, this Second Supplement shall control. Whenever possible, this Second Supplement and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Annexation. The Declaration is hereby supplemented and amended by the addition of the real property legally described in **Schedule A**, attached hereto and incorporated herein by this reference (the "Additional Property"). The Additional Property shall be subject to the terms, conditions, covenants, easements and restrictions of the Declaration as it exists and as it may be amended from time to time, and the jurisdiction of the Association.

4. Plat. Section 1(v) of Article I is hereby amended as follows:

(v) "Plat" shall initially mean the plat of Terra Costa Phase 1 recorded at Plat Book 67, Page 75 (the "Phase 1 Plat"), the plat of Terra Costa Phase 1 Replat recorded at Plat Book 68, Page 112 (the "Phase 1 Replat"), the plat of Terra Costa Phase 1 Replat No. 2 recorded at Plat Book 69, Page 76 (the

"Phase 1 Replat No. 2", the plat of Terra Costa Phase 2A recorded at Plat Book 70, Page 154 (the "Phase 2A Plat"), and the plat of Terra Costa Phase 2B and 2C recorded at Plat Book 72, Page 126 (the "Phase 2B and 2C Plat"), all of the Public Records of Duval County, Florida. The term "Plat" shall include plats of future phases of the Property, if any. Plat of future phases of the Property, if any, including re-plats of the Property, and for lands annexed to this Declaration shall be as referenced in the Supplementary Declaration annexing such re-plats or future phase to this Declaration.

5. Single-Family Detached Lots. Section 1(y) of Article I is hereby amended as follows:

(y) "Single-Family Detached Lots" means the following Lots, upon which Declarant intends to construct single-family detached residences: (i) Lots 51 and 52, as shown on the Phase 1 Replat No. 2, (ii) Lots 167-216 and 261-268, as shown on the ~~Plat of Terra Costa Phase 1 Plat~~ and the Phase I Replat, as applicable, and (iii) Lots 217-260, ~~as shown on the Phase 2A Plat as shown on the plat(s) of future phases of the Property, if and when such future phases are annexed to this Declaration by reference in a Supplementary Declaration.~~

6. Villa Lots. Section 1(cc) of Article I is hereby amended as follows:

(cc) "Villa Lots" means the following Lots, upon which Declarant intends to construct single-family attached residences: (i) Lots 53-86 and 119-166, as shown on the ~~Plat of Terra Costa Phase 1 Plat~~, and (ii) Lots 1-48 and 87-118, as shown on the ~~plat(s) of future phases of the Property Phase 2B and 2C Plat if and when such future phases are annexed to this Declaration by reference in a Supplementary Declaration.~~

7. Designation of Common Areas. Section 2 of Article IV is hereby amended to include the addition of the following Common Areas, which shall be owned and maintained by the Association:

Tract "B"	Landscape Buffer Tract	<u>Terra Costa Phase 1</u>
Tract "C"	Open Space	<u>Terra Costa Phase 1</u>
Tract "F"	Pocket Park	<u>Terra Costa Phase 1</u>
Tract "I"	Open Space	<u>Terra Costa Phase 1</u>
Tract "J"	Open Space	<u>Terra Costa Phase 1</u>
Tract "K"	Amenity Center	<u>Terra Costa Phase 1</u>
Tract "L"	Open Space	<u>Terra Costa Phase 1</u>
Tract "M"	Open Space	<u>Terra Costa Phase 1</u>
Tract "N"	Open Space	<u>Terra Costa Phase 1</u>
Tract "O"	Landscape Tract	<u>Terra Costa Phase 1</u>
Tract "P"	Conservation Area	<u>Terra Costa Phase 1</u>
Tract "Q"	Conservation Area	<u>Terra Costa Phase 1</u>
Tract "R"	Open Space	<u>Terra Costa Phase 1</u>
Tract "S"	Pocket Park	<u>Terra Costa Phase 1</u>
Lucena Lane	Right-of-Way	<u>Terra Costa Phase 1</u>
Marquis Villas Court	Right-of-Way	<u>Terra Costa Phase 1</u>
Mercadona Lane	Right-of-Way	<u>Terra Costa Phase 1</u>
Montilla Drive	Right-of-Way	<u>Terra Costa Phase 1</u>
Nogal Lane	Right-of-Way	<u>Terra Costa Phase 1</u>
Parador Way	Right-of-Way	<u>Terra Costa Phase 1</u>

<u>Tract "A"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2A</u>
<u>Tract "B"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2A</u>
<u>Tract "C"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2A</u>
<u>Tract "D"</u>	<u>Conservation Area</u>	<u>Terra Costa Phase 2A</u>
<u>Montilla Drive</u>	<u>Right-of-Way</u>	<u>Terra Costa Phase 2A</u>
<u>Nogal Lane</u>	<u>Right-of-Way</u>	<u>Terra Costa Phase 2A</u>
<u>Cabrera Court</u>	<u>Right-of-Way</u>	<u>Terra Costa Phase 2A</u>
<u>Tract "A"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "B"</u>	<u>Drainage Tract</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "C"</u>	<u>Conservation Area/Open Space</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "D"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "E"</u>	<u>Pocket Park</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "F"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "G"</u>	<u>Open Space</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "H"</u>	<u>Conservation Area</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "I"</u>	<u>Conservation Area</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Tract "J"</u>	<u>Pocket Park</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Montilla Drive</u>	<u>Right-of-Way</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Villa Vera Court</u>	<u>Right-of-Way</u>	<u>Terra Costa Phase 2B and 2C</u>
<u>Lucena Lane</u>	<u>Right-of-Way</u>	<u>Terra Costa Phase 2B and 2C</u>

8. Ratification. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

9. Covenant. This Second Supplement shall be a covenant running with the land and shall be effective immediately upon its recording in Duval County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this First Supplement to be executed by its duly authorized representative and has affixed its company seal as of this 4th day of March, 2019.

WITNESSES:

"DECLARANT"

STANDARD PACIFIC OF FLORIDA, a Florida general partnership

By: STANDARD PACIFIC OF FLORIDA GP, INC., a Delaware corporation, its managing general partner

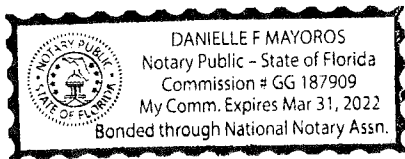
[Signature]
Print Name: Christina Dods

[Signature]
Print Name: Cynthia Arnold

By: [Signature]
Name: Scott Keiling
Title: Vice President

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 4th day of March, 2019, by Scott Keiling, as Authorized Agent of STANDARD PACIFIC OF FLORIDA GP, INC., a Delaware corporation, the managing general partner of STANDARD PACIFIC OF FLORIDA, a Florida general partnership, on behalf of the corporation and the partnership. He [is personally known to me] ~~[has produced~~ as identification].



[Signature]
Notary Public
Print Name: Danielle F. Mayoros
My Commission Expires: 3/31/2022

JOINDER

TERRA COSTA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation (the "**Association**") does hereby join in the FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TERRA COSTA (the "**First Supplement**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the First Supplement and does not affect the validity of the First Supplement as the Association has no right to approve the First Supplement.

14th IN WITNESS WHEREOF, the undersigned has executed this Joinder on this day of March, 2019.

WITNESSES:

TERRA COSTA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]
Print Name: Kristina Dods

[Signature]
Print Name: Cynthia Arnold

By: [Signature]
Name: Zenzi Rogers
Title: President

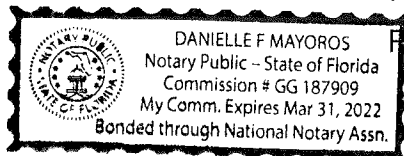
STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 14th day of March, 2019, by Zenzi Rogers, as President of TERRA COSTA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has ~~produced~~ as identification.

My commission expires: 3/31/2022

[Signature]
NOTARY PUBLIC, State of Florida at Large

Print Name: Danielle F. Mayoros



Schedule A

Legal Description of Additional Property

Phases 2B and 2C:

PARCEL "A"

A portion of Section 35, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82 of the current Public Records of said county, said corner lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established: thence South 89°30'13" West, along said Northerly right of way line, 589.65 feet; thence North 00°28'21" West, departing said Northerly right of way line, 1320.00 feet; thence North 89°30'13" East, 516.27 feet to a point lying on the Westerly line of said Terra Costa Phase 1; thence Southerly along said Westerly line the following 10 courses: Course 1, thence South 40°00'00" East, 95.13 feet; Course 2, thence South 07°00'00" East, 786.12 feet; Course 3, thence South 14°47'47" East, 100.00 feet to a point on a curve concave Southerly having a radius of 225.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of 14°47'47", an arc length of 58.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°36'06" East, 57.94 feet; Course 5, thence Due East, 15.70 feet; Course 6, thence Due South, 50.00 feet; Course 7, thence Due West, 15.70 feet to the point of curvature of a curve concave Southerly having a radius of 175.00 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 38°00'00", an arc length of 116.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°00'00" West, 113.95 feet; Course 9, thence South 52°00'00" West, 60.85 feet; Course 10, thence due South, 252.41 feet to the Point of Beginning.

Containing 18.84 acres, more or less.

PARCEL "B"

A portion of Section 35, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Terra Costa Phase 2A, as recorded in Plat Book 70, pages 154 through 157 of the current Public Records of said county; thence Due South, along the Westerly line of said plat, 895.37 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82 of said current Public

Records; thence Westerly along said Northerly line the following 15 courses: Course 1, thence Due West, 10.00 feet to the point of curvature of a curve concave Northerly having a radius of 975.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $02^{\circ}00'00''$, an arc length of 34.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $89^{\circ}00'00''$ West, 34.03 feet; Course 3, thence North $02^{\circ}00'00''$ East, 120.28 feet; Course 4, thence North $85^{\circ}15'00''$ West, 82.02 feet; Course 5, thence North $80^{\circ}15'00''$ West, 86.03 feet; Course 6, thence South $14^{\circ}30'00''$ West, 70.51 feet; Course 7, thence South $11^{\circ}00'00''$ West, 49.62 feet; Course 8, thence North $79^{\circ}00'00''$ West, 101.69 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; course 9, thence Northwesterly along the arc of said curve, through a central angle of $93^{\circ}30'00''$, an arc length of 40.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $32^{\circ}15'00''$ West, 36.42 feet; Course 10, thence North $14^{\circ}30'00''$ East, 3.51 feet; Course 11, thence North $75^{\circ}30'00''$ West, 50.00 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 12, thence Southwesterly along the arc of said curve, through a central angle of $48^{\circ}09'23''$, an arc length of 21.01 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $38^{\circ}34'41''$ West, 20.40 feet; Course 13, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 51.00 feet, through a central angle of $03^{\circ}59'34''$, an arc length of 3.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $60^{\circ}39'37''$ West, 3.55 feet; Course 14, thence North $75^{\circ}30'00''$ West, 134.42 feet; Course 15, thence Due West, 199.28 feet to the Northwesterly corner thereof; thence North $00^{\circ}05'34''$ West, 786.88 feet to a point lying on the Northerly line of said Section 35; thence North $89^{\circ}54'26''$ East, along said Northerly line, 746.77 feet to the Point of Beginning.

Containing 13.80 acres, more or less.