

PREPARED BY AND RETURN TO:  
SPENCER N. CUMMINGS, ESQ.  
GUNSTER YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR GREENLEAF PRESERVE**

**THIS SUPPLEMENTARY DECLARATION** (this "Supplementary Declaration") is made effective as of June 17, 2013, by **SANDY RIDGE NORTH, LLC**, a Florida limited liability company (the "Developer"), and joined by **GREENLEAF PRESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

**RECITALS:**

A. Developer is the owner of the real property (including easements, licenses and rights to use such real property) described on **Exhibit "A"** attached hereto (the "Designated Property").

B. Per Sections 2.3 and 4.3 of the Declaration of Covenants and Restrictions for Greenleaf Preserve recorded in Official Records Book 3673, at page 71, of the public records of St. Johns County, Florida (the "Declaration"), Developer has the right, in its sole discretion, to designate the Designated Property as Common Area under the Declaration.

C. Developer wishes to enter into this Supplementary Declaration to designate the Designated Property as Common Area under the Declaration.

**NOW THEREFORE**, the Developer hereby declares that:

1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Common Area.** Developer hereby designates the Designated Property as Common Area under the Declaration. The Association shall maintain the Designated Property and any improvements located therein in accordance with Section 4.4 and other applicable provisions of the Declaration, and the Association assumes all obligations of the Developer to maintain such land and improvements under the Plat defined on **Exhibit "A"** hereto or otherwise. A portion of the Designated Property consists of Developer's fee title interest and easement interest in certain lands used for drainage of the Property subject to the Declaration. On or about the date hereof, Developer, the Association and various other parties have entered into and recorded a Drainage Easement Agreement providing for the drainage of the Property and other lands and the maintenance of certain stormwater improvements by the Association.

3. **Miscellaneous.** This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.



Signed, sealed and delivered  
in the presence of:

*Tina E Miller*

(Signature)

Tina E Miller

(Print Name)

*[Signature]*

(Signature)

John M. White

(Print Name)

**ASSOCIATION:**

**GREENLEAF PRESERVE HOMEOWNERS  
ASSOCIATION, INC.**, a Florida not-for-profit  
corporation

By:

Gregory J. Barbour  
President

*[Signature]*

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me on August 19, 2013 by Gregory J. Barbour, the President of **GREENLEAF PRESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the company.

*Tina E Miller*

Print Name Tina E Miller

NOTARY PUBLIC, State of

Florida at Large

Commission # \_\_\_\_\_

My Commission Expires:

Personally Known

or Produced I.D. \_\_\_\_\_

[check one of the above]

Type of Identification Produced

**EXHIBIT "A"**

**DESIGNATED PROPERTY**

All lands shown on the plat of Greenleaf Preserve, recorded in Map Book 68, pages 40 through 48, of the public records of St. Johns County, Florida (the "Plat"), LESS AND EXCEPT (i) Cross Timbers Avenue shown on the Plat, and (ii) all platted lots shown on the Plat.

TOGETHER WITH:

All easements rights reserved to Developer on the Plat.

ALSO TOGETHER WITH:

Developer's fee simple interest and easement interest (pursuant to Section 3.1 of the Special Warranty Deed recorded in Official Records Book 3365, page 454 of the public records of St. Johns County, Florida, and also recorded in Official Records Book 15399, page 1393 of the public records of Duval County, Florida) in the following described lands:

A portion of Section 35, Township 4 South, Range 28 East, Duval County, Florida, together with a portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 9494, page 905 of the current Public Records of said Duval County, together with a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said St. Johns County, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 2; thence North 89°38'09" East, along the Northerly line of said Section 2, a distance of 2980.94 feet; thence South 61°00'00" East, departing said Northerly line, 81.35 feet to the Point of Beginning.

From said Point of Beginning, thence North 61°00'00" West, 294.48 feet; thence North 22°01'39" West, 71.69 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 14763, page 157 of said current Public Records of Duval County; thence North 67°58'21" East, along said Southerly line, 85.00 feet; thence South 22°01'39" East, departing said Southerly line, 41.61 feet; thence South 61°00'00" East, 299.12 feet; thence North 28°48'43" East, 14.89 feet; thence South 61°11'17" East, 35.00 feet; thence South 28°48'43" West, 268.07 feet; thence South 77°04'27" West, 60.56 feet; thence South 78°24'03" West, 12.22 feet; thence North 11°00'00" East, 50.69 feet; thence North 28°48'43" East, 168.27 feet to the Point of Beginning.

Containing 1.11 acres, more or less.