

Prepared By and Return To:
Matovina and Company
2955 Hartley Road, Suite 108
Jacksonville, FL 32257

**DECLARATION OF RESTRICTIONS
CHANDLER'S CROSSING**

THIS DECLARATION, made on the date hereinafter set forth by Yellow Bluff, LLP, hereinafter referred to as Developer.

WITNESSETH:

Developer is the owner of the property in Duval County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Property") and desires to develop the Property as a planned community.

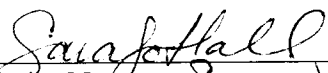
NOW THEREFORE, Developer hereby declares that the Property shall be held, sold and conveyed subject to the following restrictions (hereinafter referred to as the "Restrictions") which shall run with the land and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each such person:

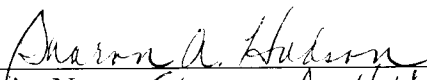
1. Two story homes are prohibited in the northerly 130 ft. of the Western Property as described on Exhibit A. In addition, the area extending from the northerly boundary of the Western Property thirty feet (30') to the south shall be preserved as a natural buffer with a six foot (6') high vinyl fence installed along the southern boundary of the buffer. The buffer and the fence shall be part of the common area to be maintained by the homeowner's association

2. Two story homes are prohibited in the westerly 120 ft. extending 250 ft. from the northern boundary to the southern boundary for the Eastern Property as described on Exhibit A.

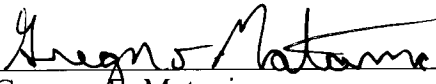
IN WITNESS WHEREOF, the undersigned has set its hand and seal this date first written above.

Signed, sealed and delivered
in the presence of


Print Name: Sara Jo Hall


Print Name: SHARON A. HUDSON

YELLOW BLUFF, LLP,
a Florida limited liability partnership


Gregory D. Matovina
Managing Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of May 2014, by Gregory E. Matovina, being personally known to me.

Sharon A. Hudson
Notary Public

My commission expires: _____



EXHIBIT A

EASTERN PROPERTY

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SHEFFIELD VILLAGE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 45, 45A AND 45B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 00 DEGREES 56 MINUTES 06 SECONDS EAST, ALONG THE WESTERLY BOUNDARY OF SAID SHEFFIELD VILLAGE UNIT ONE, 295.88 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY; THENCE SOUTH 37 DEGREES 48 MINUTES 17 SECONDS EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY, 75.00 FEET TO AN ANGLE POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY OF SHEFFIELD VILLAGE UNIT ONE, 944.90 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN DEED BOOK 661, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 02 MINUTES 35 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DEED BOOK 661, PAGE 57, 1075.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (100.00 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES 24 MINUTES 55 SECONDS WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, 1309.94 FEET TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID SECTION 35; THENCE NORTH 89 DEGREES 30 MINUTES 45 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF SECTION 35, 1064.18 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: MATOVINA & COMPANY

32.38 acres

WESTERN PROPERTY

PART OF SECTION 33 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 33 AND THE WESTERLY LINE OF YELLOW BLUFF ROAD, (100 FOOT RIGHT OF WAY) THENCE SOUTH 02°36' 00" EAST, ALONG SAID YELLOW BLUFF ROAD, 740.00 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3689, PAGE 935, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°36'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, 1187.60 FEET TO A POINT LYING IN THE NORTH LINE AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 516 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 87°41'15" WEST ALONG SAID NORTH LINE, 453 FEET MORE OR LESS TO THE RUN OF CANEY BRANCH; THENCE NORTHERLY ALONG SAID RUN OF CANEY BRANCH, 1187 FEET MORE OR LESS TO A POINT THAT IS SOUTH 87°37' 30" WEST, 495 FEET, MORE OR LESS FROM THE POINT OF BEGINNING; THENCE NORTH 87°37'30" EAST AND ULTIMATELY ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3689, PAGES 935 OF SAID DUVAL COUNTY PUBLIC RECORDS, 495 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THUS LANDS DESCRIBED CONTAIN 11.56 ACRES MORE OR LESS.

BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9201 PAGE 1079, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.