

Public Records of St. Johns County, FL Clerk # 2013040140, O.R. 3747 PG 784,
06/17/2013 at 02:53 PM REC. \$13.00 SUR. \$14.00

THIS DOCUMENT 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 ENCLAVE AT TOWN CENTER**

THIS SUPPLEMENTARY DECLARATION is made effective May 23, 2013, by **TC DEVELOPMENT, LLC**, a Florida limited liability company ("Developer"), having an address of 4314 Pablo Oaks Courts, Jacksonville, Florida 32224.

WITNESSETH:

WHEREAS, Developer executed the Declaration of Covenants and Restrictions for Enclave at Town Center, recorded in Official Records Book 3616, page 618, as amended by the First Amendment to Declaration of Covenants and Restrictions recorded in Official Records Book 3669, page 147, both of the public records of St. Johns County, Florida (collectively, the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof; and

WHEREAS, the Developer wishes to subject additional lands to the Declaration pursuant to Section 3.2 of the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.
2. The Developer hereby declares that the land described on **Exhibit "A"** attached hereto is hereby added to the Property under the Declaration and such land and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time.
3. 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.

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IN WITNESS WHEREOF, the Developer has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

TC DEVELOPMENT, LLC,
a Florida limited liability company

Janean C. Baker
JANEAN C. BAKER
(Print Name)

By: Jed V. Davis
Jed V. Davis
Its Vice President

Helen S. Lundquist
HELEN S. LUNDQUIST
(Print Name)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 23rd day of May, 2013 by Jed V. Davis, the Vice President of **TC DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the company.

Helen S. Lundquist
Print Name: _____
NOTARY PUBLIC, State of Florida at Large
Commission #: _____
My Commission Expires: _____
Personally Known: X
or Produced I.D.: _____
[check one of the above]
Type of Identification Produced: _____



COPY

EXHIBIT A

[Additional Property]

All lots and other land shown on plat of Enclave at Town Center Phase 2, recorded in Plat Book 69, pages 16 through 19, inclusive, in the public records of St. Johns County, Florida.

COPY

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