

Public Records of St. Johns County, FL Clerk # 2013068092, O.R. 3801 PG 1347,
10/10/2013 at 04:40 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**

[ENCLAVE AT TOWN CENTER PHASE 3]

THIS SUPPLEMENTARY DECLARATION is made effective October 8, 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 of the public records of St. Johns County, Florida, as amended or supplemented or as may be amended or supplemented (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.

JAX_ACTIVE 3356371.1

OR BK 3801 PG 1348

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

Tina E Miller
Tina E Miller
(Print Name)

By:

Jed V. Davis
Jed V. Davis
Its Vice President

John M White
John M White
(Print Name)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 9 day of October, 2013 by Jed V. Davis, the Vice President of **TC DEVELOPMENT, LLC**, a Florida limited liability company, 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: _____



JAX_ACTIVE 3356371.1

2

EXHIBIT A

[Additional Property]

All lots and other land shown on plat of Enclave at Town Center Phase 3, recorded in Plat Book 69, pages 67 through 72, inclusive, in the public records of St. Johns County, Florida.

COPY

JAX_ACTIVE 3356371.1