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PREPARED BY AND RETURN TO:
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**SUPPLEMENTARY DECLARATION OF COVENANTS
AND RESTRICTIONS FOR ENCLAVE AT TOWN CENTER**

[RELEASE OF COMMON AREA FROM THE DECLARATION]

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of April 30, 2014, by **TC DEVELOPMENT, LLC**, a Florida limited liability company (the "Developer"), and joined by **ENCLAVE AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association") and **THE TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "CDD").

RECITALS:

A. Per Section 2.3 of the Declaration of Covenants and Restrictions for Enclave at Town Center recorded in Official Records Book 3616, at page 618, of the public records of St. Johns County, Florida, as amended and supplemented (collectively, the "Declaration"), Developer has the right, in its sole discretion, to convey Common Area to the CDD and to release such conveyed Common Area from the terms of the Declaration. The real property described on **Exhibit "A"** attached hereto (the "Released Property") constitutes a portion of the Common Area under the Declaration.

B. On or about the date hereof, Developer conveyed the Released Property to the CDD.

C. Developer wishes to enter into this Supplementary Declaration to release the Released Property from the terms of 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. **Release of the Released Property from the Declaration.** Developer hereby releases the Released Property from the terms of the Declaration, and accordingly, the Released Property shall no longer be subject to the covenants, restrictions, easements, charges, liens or any other matters set forth in the Declaration.

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.

IN WITNESS WHEREOF, Developer and the Association have executed and delivered this Supplementary Declaration as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

Tina E Miller
(Signature)

Tina E Miller
(Print Name)

Carling Portak
(Signature)

Carling Portak
(Print Name)

DEVELOPER:

TC DEVELOPMENT, LLC,
a Florida limited liability company

By:

Jed V. Davis
Vice President

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me on May 1, 2014 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 X
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:

Tina E Miller
(Signature)

Tina E Miller
(Print Name)

Carling Portak
(Signature)

Carling Portak
(Print Name)

ASSOCIATION:

**ENCLAVE AT TOWN CENTER
HOMEOWNERS ASSOCIATION, INC., a
Florida not-for-profit corporation**

By:

Gregory J. Barbour
President

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me on May 1, 2014 by Gregory J. Barbour, the President of **ENCLAVE AT TOWN CENTER 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 X
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

OR BK 3878 PG 933

Signed, sealed and delivered
in the presence of:

Tina E Miller
(Signature)

Tina E Miller
(Print Name)

Carling Portak
(Signature)

Carling Portak
(Print Name)

CDD:

TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By:

Richard T. Ray
Chairman

STATE OF FLORIDA)
COUNTY OF DUVAL)SS

The foregoing instrument was acknowledged before me this 1 day of May, 2014, by Richard T. Ray, the Chairman of **TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the District.



Tina E Miller
(Print Name Tina E Miller)
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 _____

- 4 -

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EXHIBIT "A"**RELEASED PROPERTY**

Tracts "A" and "B", as shown on the plat of Enclave at Town Center Phase 1, recorded in Map Book 68, pages 17 through 22 (inclusive), of the public records of St. Johns County, Florida.

TOGETHER WITH:

Tracts "C", "D" and "E", as shown on the plat of Enclave at Town Center Phase 2, recorded in Map Book 69, pages 16 through 19 (inclusive), of the public records of St. Johns County, Florida.

TOGETHER WITH:

Tracts "G" and "I", as shown on the plat of Enclave at Town Center Phase 3, recorded in Map Book 69, pages 67 through 72 (inclusive), of the public records of St. Johns County, Florida.

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