

Prepared by and return to:
Murabella Owners' Association, Inc.
414 Old Hard Road, Suite 201
Orange Park, Florida 32003

THIRD SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR
MURABELLA AND
NOTICE OF ASSESSMENTS FOR
MURABELLA OWNERS' ASSOCIATION, INC.

THIS THIRD SUPPLEMENTAL DECLARATION is made this 30th day of November, 2006, by MURABELLA, L.L.C., a Florida limited liability company ("Declarant").

R E C I T A L S

A. Declarant, subjected certain lands to the terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Murabella and Notice of Assessments or Murabella Owners' Association, Inc. recorded in the Official Records Book 2361, Page 1473, as amended by the First Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Murabella and Notice of Assessments for Murabella Owners' Association, Inc. as recorded in the Official Records Book 2537, Page 423; and, the Second Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Murabella and Notice of Assessments for Murabella Owners' Association, Inc., as recorded in the Official Records Book 2705, Page 1314 of St. Johns County, Florida ("Declaration").

B. Pursuant to Section 2.5 of the Declaration, The Declarant is authorized to subject lands owned by others to the terms and conditions of the Declaration by recording Supplemental Declarations which subjects such land to the terms and conditions of the Declaration.

C. Upon recording of the supplemental declaration, such additional land shall be considered within the definition of the term "Property" for all purposes of the Declaration.

D. Declarant desires to subject the land more fully described as:

Murabella Unit Four according to plat thereof recorded in Plat Book 58, Pages 93 through 98 of the public records of St. Johns County, Florida ("Unit Four Land"); and,

Murabella Unit Five according to plat thereof recorded in Plat Book 58, Pages 99 through 106 of the public records of St. Johns County, Florida ("Unit Five Land")

to the terms and conditions of the Declaration. The Unit Four Land and the Unit Five Land is sometimes jointly referred to herein as “Additional Property”.

E. Turnbull Creek Development Company, Inc., a Florida corporation, as the fee simple owner of the Unit Four Land and the Unit Five Land, joins in and consents to this Supplemental Declaration for the purpose of subjecting the Unit Four Land and the Unit Five Land to the terms and conditions of the Declaration.

D. Further pursuant to the provisions of Section 2.2 of the Declaration, the Supplemental Declaration may vary the terms of the Declaration by addition, deletion, or modification so as to reflect any unique characteristics of a particular portion of the development of the Additional Property.

NOW THEREFORE, in consideration of the premises the Declarant hereby declares:

1. All Recitals are true and correct
2. On the date hereof, Declarant hereby subjects the Unit Four Land and the Unit Five Land to the terms and conditions of the Declaration and all owners of all or any portion of the Additional Property shall be bound by all such terms and conditions and shall have all rights and obligation set forth herein. The Additional Property shall be held, transferred, conveyed and encumbered in compliance with the terms and conditions of the Declaration, which are covenants running with title to the Additional Property.

3. The following paragraphs are hereby added to Section 8.8 of the Declaration:
“The Lots contained within the Property described as MuraBella Unit Four and Murabella Unit Five shall be improved with dwellings containing not less than fifteen hundred (1,500) square feet of heated and air conditioned space on sixty-five (65) foot lots, Seventeen hundred (1,700) square feet of heated and air conditioned space on Seventy-five (75) foot lots and two thousand (2,000) square feet of heated and air conditioned space on eighty-five (85) foot lots.

The minimum set backs for the Additional Property are as follows:

Front - 20 feet for homes with front or side entry garages including courtyard

Side - 5 feet per side, measured from property line to furthest projection above 30" from finished floor

Corner yard setback - 10 feet minimum. Any corner lots shall only be permitted vehicular access to one road. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks. The other frontage lot shall be considered a side yard with a minimum

10' setback and the other two yards shall be considered side yards for purposes of the required minimum setbacks.

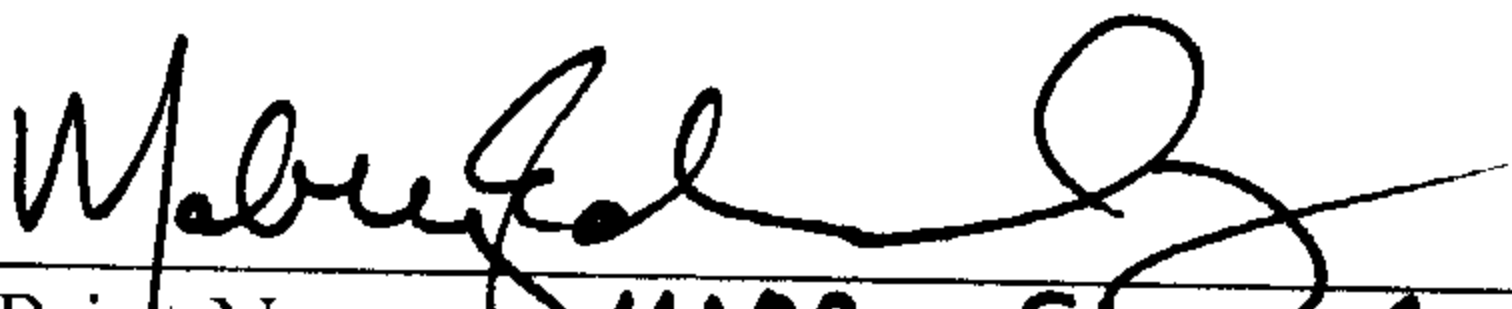
Rear - 10 feet - 10 feet from property line or 25 feet from contiguous wetlands buffer

4. Except as set forth herein, all terms and conditions of the Declaration remain in full force and effect.

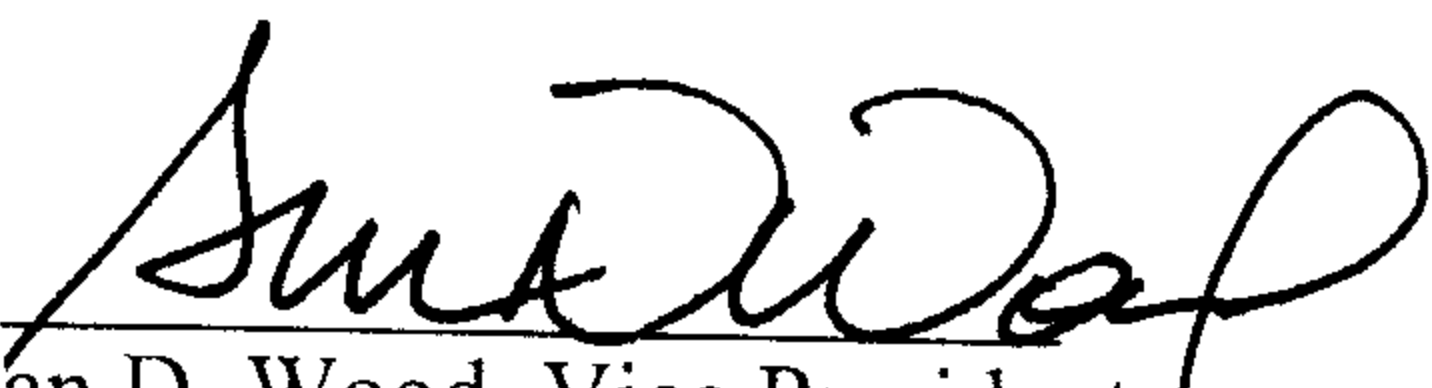
IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date first above written.

Signed, sealed and delivered
In the presence of:

MURABELLA, L.L.C., A Florida limited liability company


Print Name: MABRY EDWARDS, JR.

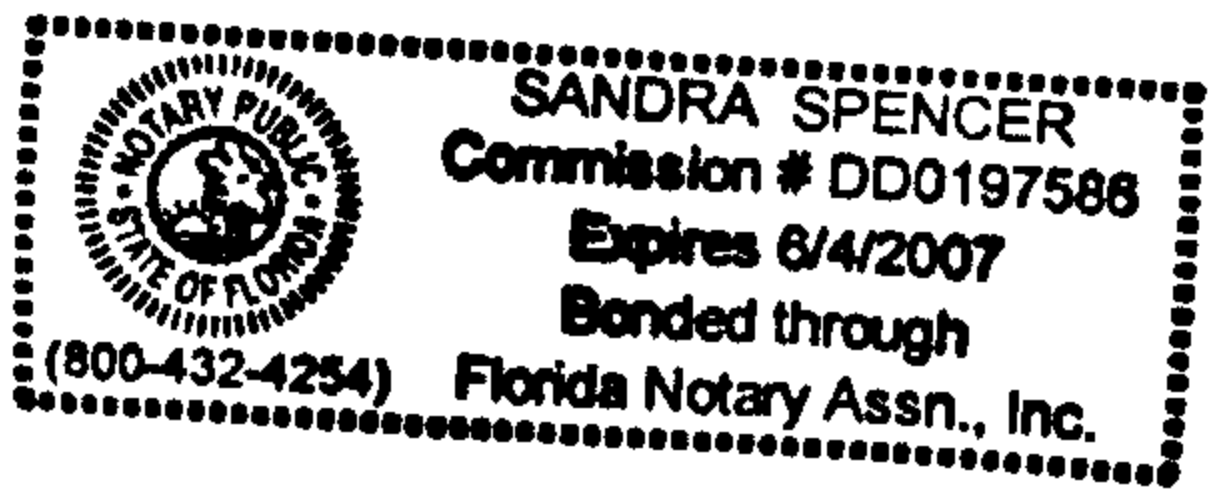
Print Name: Sandra Spencer

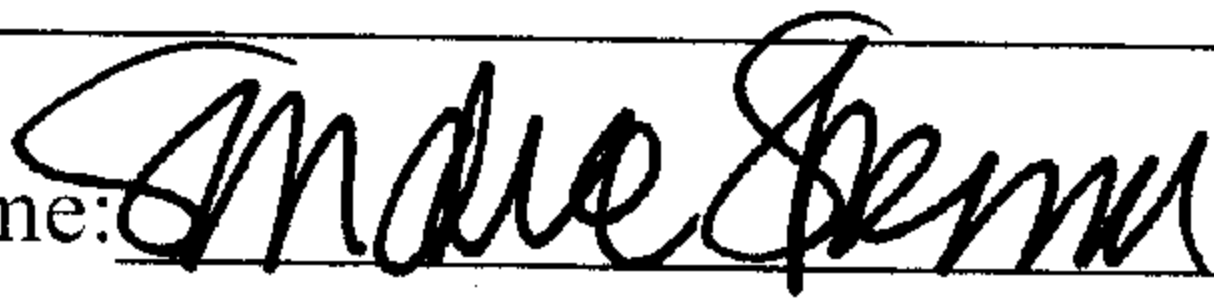
By: 
Susan D. Wood, Vice President
The Wood Development Company
of Jacksonville, Managing
Member

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 30th day of November, 2006, by Susan D. Wood, Vice President of The Wood Development Company of Jacksonville, Managing Member of MURABELLA, L.L.C., a Florida limited liability company, on behalf of the limited liability company. She is personally known to me.



Print Name: 
Sandra Spencer
Notary Public – State of Florida
My commission expires: _____
Commission number: _____

CONSENT AND JOINDER
THIRD SUPPLEMENTAL DECLARATION TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR
MURABELLA AND
NOTICE OF ASSESSMENTS FOR
MURABELLA OWNERS' ASSOCIATION, INC.

COPY

THE UNDERSIGNED being the record title owner of a portion of the "Additional Property" defined in, and being subjected to the foregoing Third Supplemental Declaration To Declaration of Covenants, Conditions, Restrictions and Easements for Murabella And Notice Of Assessments For Murabella Owners' Association, Inc., does hereby join therein for the purpose of subjecting such property owned by the undersigned to the covenants, restrictions, easements, charges and liens of such Declaration; provided, however, that this Joinder shall not make the undersigned the Declarant of nor in any manner liable for the acts, omissions or obligations thereof.

IN WITNESS WHEREOF, this Joinder has been executed this 30th day of November, 2006.

TURNBULL CREEK DEVELOPMENT
COMPANY, INC., a Florida corporation


Witness #1 **MARILYN EDWARDS, JR.**

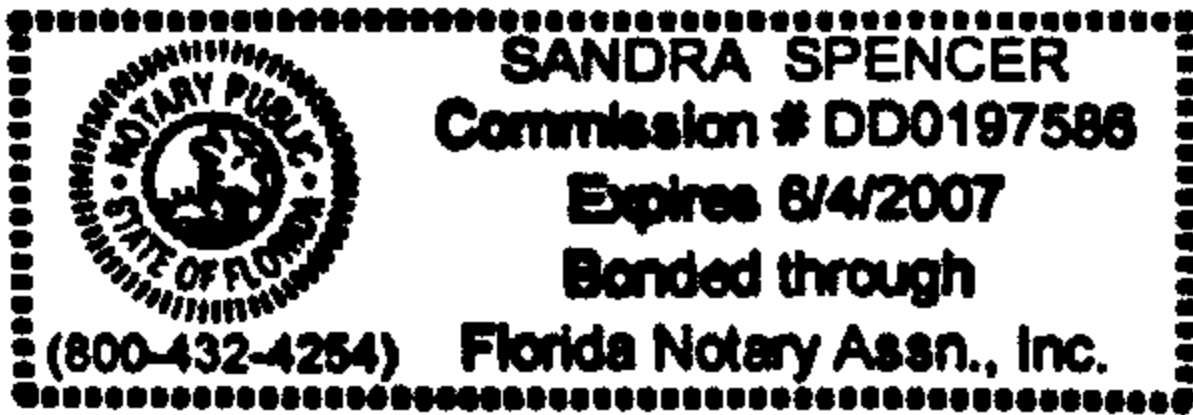
Witness #2 **Sandra Spencer**

By: 

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Instrument was acknowledged and sworn to before me this 30 day of November, 2006, by James Ricky Wood, President of **TURNBULL CREEK DEVELOPMENT COMPANY, INC** a Florida corporation, on behalf of the corporation and did (did not) take an oath. He/She is personally known to me or produced the following identification _____.


Notary Public **Sandra Spencer**



My commission expires: _____