

Prepared by and return to:
Murabella Owners' Association, Inc.
414 Old Hard Road, Suite 201
Orange Park, Florida 32063

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

THIS SECOND SUPPLEMENTAL DECLARATION is made this 15th day of May,
2006, by MURABELLA, L.L.C., a Florida limited liability company ("Declarant").

RECITALS

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, of St. Johns County, Florida ("Declaration").

B. Pursuant to Section 2.2 of the Declaration, The Declarant is authorized to subject other lands contained within the Future Development Property to the terms and conditions of the Declaration by recording Supplemental Declarations.

C. Declarant is the owner of certain lands which are contained within the Future Development Property which are more fully described as all of the lands contained in:

Murabella Unit Three according to plat thereof recorded in Plat Book 57, Pages 94 through 109 of the public records of St. Johns County, Florida ("Unit Three Land").

The Unit Three Land is sometimes referred to herein as "Additional Property".

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. The Additional Property is hereby subjected to all 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 obligations 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 paragraph is hereby added to Section 8.8 of the Declaration:

“The Lots contained within the Property described as MuraBella Unit Three 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 - 25 feet for homes with front entry garages;
20 feet for homes with side entry garages

Side - 7.5 feet measured from wall of building to property line

Rear - 10 feet
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

Ann Tabor
Print Name: Ann Tabor
Sandra Spencer
Print Name: Sandra Spencer

By: Susan D. Wood
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 15th day of May, 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.



Sandra Spencer
Print Name: Sandra Spencer

Notary Public – State of Florida
My commission expires: _____
Commission number: _____