

Doc # 2015208821, OR BK 17298 Page 1288, Number Pages: 21, Recorded
09/11/2015 at 08:22 AM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$180.00

This document prepared by and return to:

C. Randall Briley, Esq.
Briley & Deal, LLC
3215 S. Third Street, Suite 101
Jacksonville Beach, FL 32220

**THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE**

This THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS
CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE is made effective the
10th day of September, 2015 by DFH LAND, LLC, a Florida limited liability company,
hereinafter the "Owner" and The PALMS AT NOCATEE HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit corporation hereinafter, the "Association".

Recitals:

- A. The DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE is recorded in official Records Book 17064, at Page 1826 of the current public records of Duval County, Florida, hereinafter the "Declaration".
- B. THE Declaration has been amended by the FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE, recorded in official Records Book 17124, at Page 2093 of the current public records of Duval County, Florida, hereinafter the "First Amendment".
- C. The Declaration is recorded in Official Records Book 4073, at Page 1172 of the public records of St. Johns County, Florida.
- D. The First Amendment is recorded in Official Records Book 4073, at Page 1361 of the public records of St. Johns County, Florida.
- E. THE Declaration has been amended by the SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE, recorded in Official Records Book 17275, at Page 2054 of the current public records of Duval County, Florida and Official Records Book 4073, at Page 1826 of the public records of St. Johns County, Florida, hereinafter the "Second Amendment".
- F. Section 13.7 of the Declaration provides that a two thirds (2/3) vote of the total votes of the Association may amend the Declaration.
- G. A vote has been taken and more than two thirds of the total votes of the Association have approved this THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE which provides as more particularly described below:

NOW THEREFORE, the Association hereby amends the Declaration as follows:

1. All terms capitalized herein shall have the meaning as contained herein or if not defined herein shall have the same meaning as provided in the Declaration.
2. Exhibit A as referred to in the Recitals and the Declaration paragraph shall be amended to add the land contained within Palms at Nocatee North. An Addendum to Exhibit "A" is attached hereto and made a part thereof.

The Developer hereby subjects the land described as Palms at Nocatee North to the Declaration, the First Amendment and the Second Amendment. All references in the Declaration, the First Amendment and the Second Amendment to the Property or the Land shall refer to The Palms at Nocatee, the Palms at Nocatee East and the Palms at Nocatee North.


3. Section 4.4 shall be amended to read as follows:

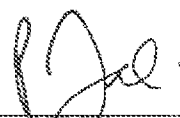
Section 4.4 Tracts Retained by Developer & Assigns. The Plat of the Palms at Nocatee Phase I provides that the Developer or its successors and assigns shall retain ownership and be responsible for maintenance of Tracts A, B, C, D, E, F, G, I, J and K as indicated on the Plat for the Palms at Nocatee Phase I, attached hereto as Exhibit "A". Developer or its successors and assigns shall be responsible for maintenance of those tracts listed in this Section 4.4 and the Assessments provide under Article VII shall be used for such maintenance.

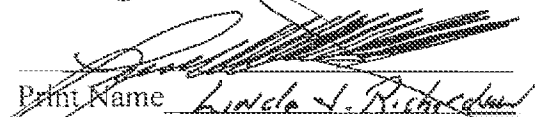
The Plat of the Palms at Nocatee East provides that the Developer or its successors and assigns shall retain ownership and be responsible for maintenance of Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, Y, Z, AA and BB as indicated on the Plat for the Palms at Nocatee East, attached hereto as a part of Exhibit "A". Developer or its successors and assigns shall be responsible for maintenance of those tracts listed in this Section 4.4 and the Assessments provide under Article VII shall be used for such maintenance.

The Plat of the Palms at Nocatee North provides that the Developer or its successors and assigns shall retain ownership and be responsible for maintenance of Tracts A, B, C, D, E, F, G and , H as indicated on the Plat for the Palms at Nocatee North, attached hereto as a part of Exhibit "A". Developer or its successors and assigns shall be responsible for maintenance of those tracts listed in this Section 4.4 and the Assessments provide under Article VII shall be used for such maintenance.

DFH Land, LLC (Developer)
a Florida limited liability company

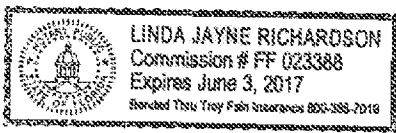

Print Name Patrick McNeil

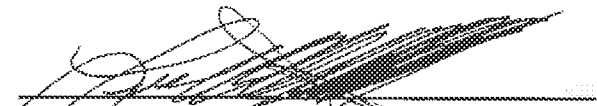

By: Patrick Zalupski
Its Manager


Print Name Linda J. Richardson


STATE OF FLORIDA
COUNTY OF DUVAL

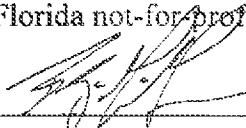
The foregoing instrument was acknowledged before me this 10th day of September, 2015,
by Patrick Zalupski, as Manager of DFH Land, LLC, a Florida limited liability company, on behalf
of the company, who is personally known to me.

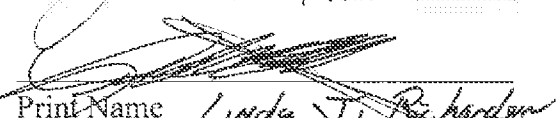



Notary Public, State and County aforesaid

**The PALMS AT NOCATEE
HOMEOWNERS ASSOCIATION, INC.,**
a Florida not-for-profit corporation

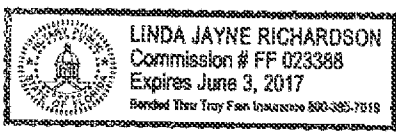

Print Name Patrick McNeil



By: Batey McGraw
Its President


Print Name Linda J. Richardson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of September, 2015,
by Batey McGraw, as President of The PALMS AT NOCATEE HOMEOWNERS
ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me.




Notary Public, State and County aforesaid

PALMS AT NOCATTEE - NORTH

BEING A REPEAT OF A PORTION OF TRACT "C", THE PALMS AT NOCATTEE PHASE I, ACCORDING TO PLAT BOOK 18, PAGE 123, BEING A PORTION OF PLAT BOOK 188 OF THE CORRESPONDING RECORDS OF THE CITY OF JACKSONVILLE, DISTRICT COUNTY, FLORIDA, WITHIN SECTION 26, TOWNSHIP 4 SOUTH, RANGE 26 EAST, AND CITY OF JACKSONVILLE, DISTRICT COUNTY, FLORIDA.

PLAT BOOK 188, PAGE 123
SHEET 4 OF 14 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH
1
2
3
4
5
6
7
8
9
10

SPACING TABLE

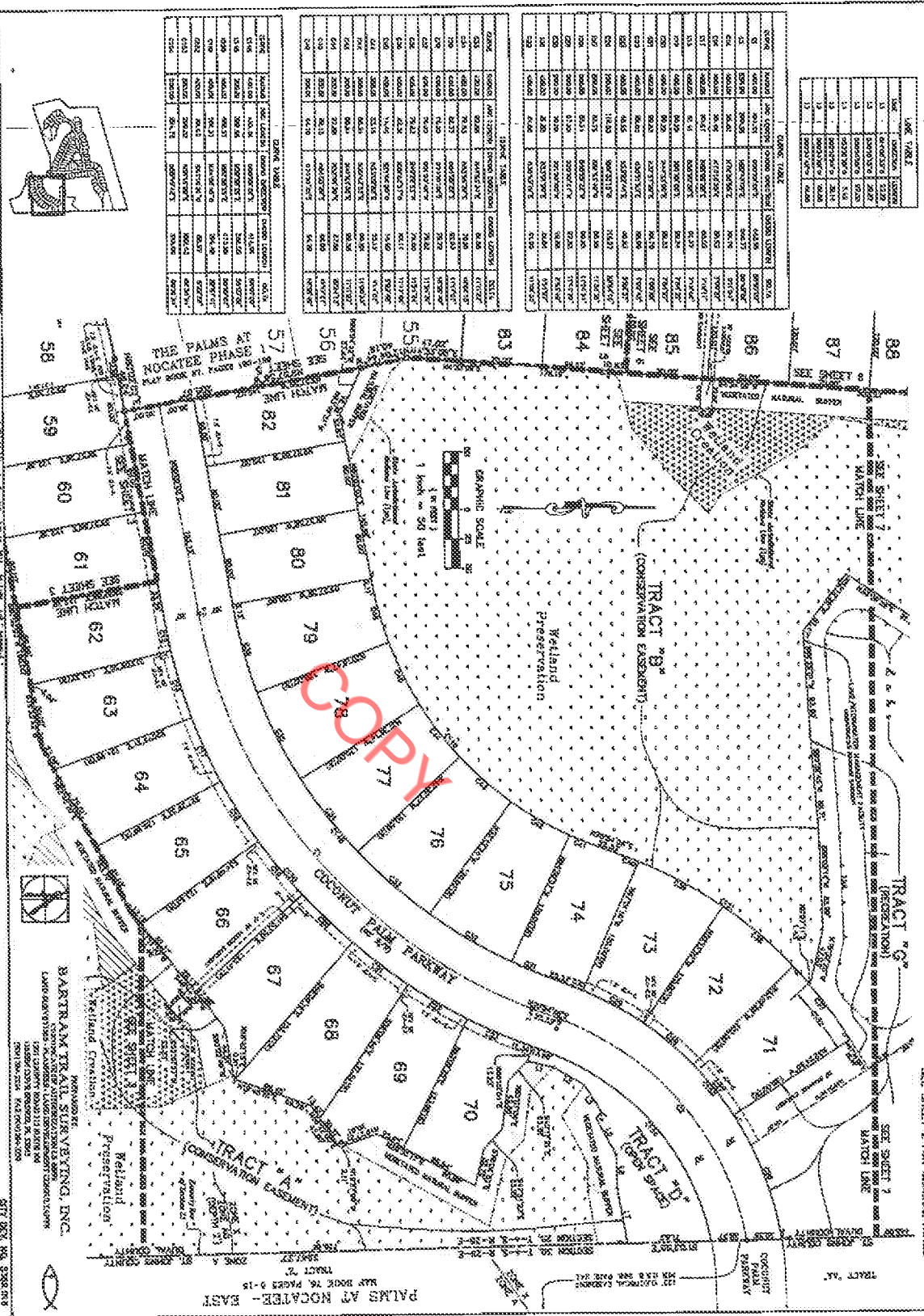
SPACING	AREA	PERCENT	AREA	PERCENT
...
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TRACT TABLE

TRACT NO.	AREA	PERCENT	AREA	PERCENT
...
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DATA TABLE

DATA	VALUE	UNIT
...
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BARTON TRAIL SURVEYING, INC.
LAND SURVEYORS
2000 W. UNIVERSITY BLVD. SUITE 100
JACKSONVILLE, FLORIDA 32217
TEL: 904.731.1234
FAX: 904.731.1235
WWW.BARTONTRAIL.COM

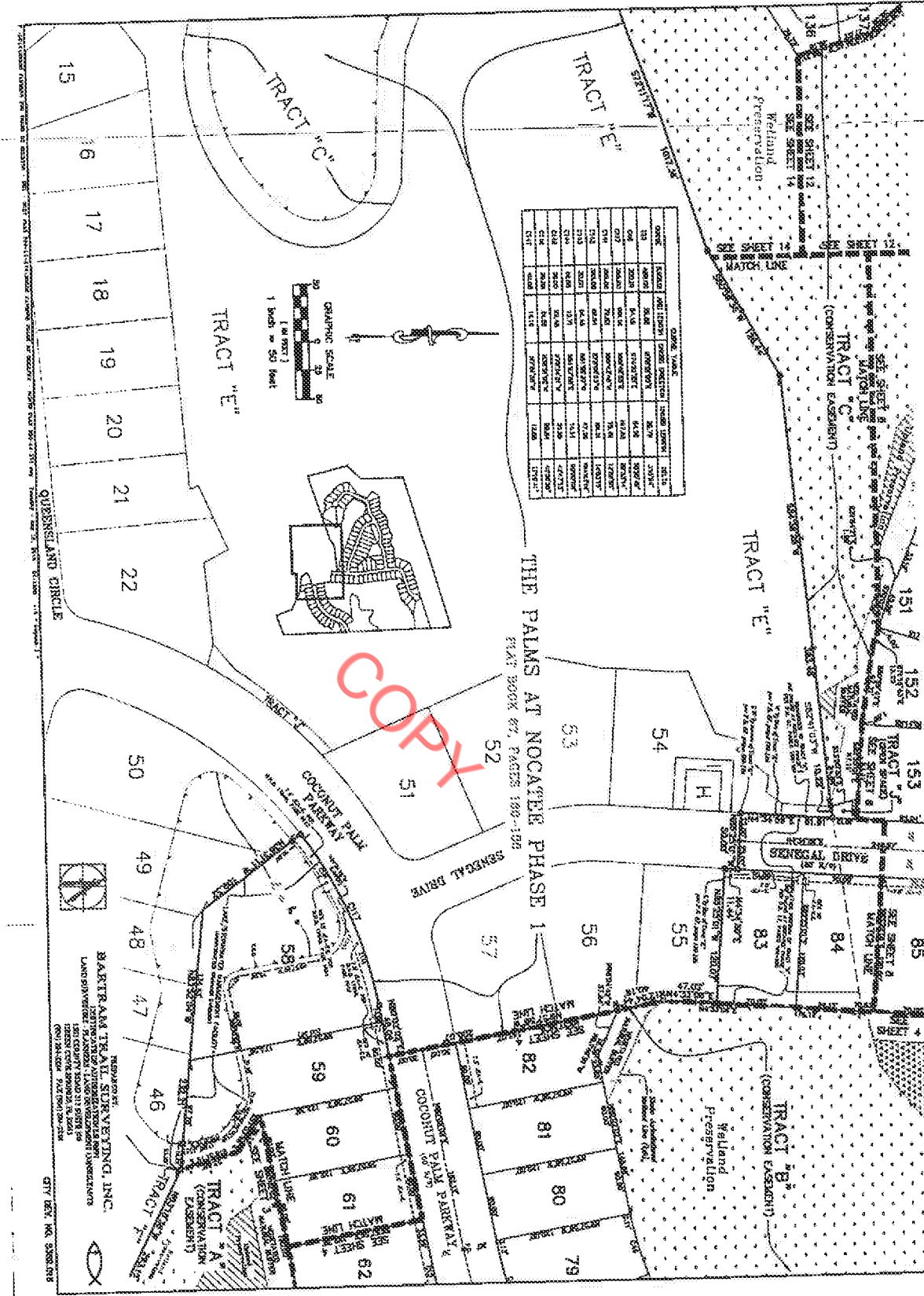
SHEET 4 OF 14 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

PALMS AT NOCATTEE - NORTH

PLAT BOOK 62 PAGE 124
SHEET 3 OF 14 SHEETS
SEE SHEET 1 FOR GENERAL NOTES

BEING A REPEAT OF A PORTION OF TRACT "E" THE PALMS AT NOCATTEE PHASE 1, ACCORDING TO PLAT BOOK 62, PAGES 180 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 85 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

OWNER	LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENT	TRACT	STATUS
101	101	10,000	0.23	1.15	E	RES.
102	102	10,000	0.23	1.15	E	RES.
103	103	10,000	0.23	1.15	E	RES.
104	104	10,000	0.23	1.15	E	RES.
105	105	10,000	0.23	1.15	E	RES.
106	106	10,000	0.23	1.15	E	RES.
107	107	10,000	0.23	1.15	E	RES.
108	108	10,000	0.23	1.15	E	RES.
109	109	10,000	0.23	1.15	E	RES.
110	110	10,000	0.23	1.15	E	RES.
111	111	10,000	0.23	1.15	E	RES.
112	112	10,000	0.23	1.15	E	RES.
113	113	10,000	0.23	1.15	E	RES.
114	114	10,000	0.23	1.15	E	RES.
115	115	10,000	0.23	1.15	E	RES.
116	116	10,000	0.23	1.15	E	RES.
117	117	10,000	0.23	1.15	E	RES.
118	118	10,000	0.23	1.15	E	RES.
119	119	10,000	0.23	1.15	E	RES.
120	120	10,000	0.23	1.15	E	RES.
121	121	10,000	0.23	1.15	E	RES.
122	122	10,000	0.23	1.15	E	RES.
123	123	10,000	0.23	1.15	E	RES.
124	124	10,000	0.23	1.15	E	RES.
125	125	10,000	0.23	1.15	E	RES.
126	126	10,000	0.23	1.15	E	RES.
127	127	10,000	0.23	1.15	E	RES.
128	128	10,000	0.23	1.15	E	RES.
129	129	10,000	0.23	1.15	E	RES.
130	130	10,000	0.23	1.15	E	RES.
131	131	10,000	0.23	1.15	E	RES.
132	132	10,000	0.23	1.15	E	RES.
133	133	10,000	0.23	1.15	E	RES.
134	134	10,000	0.23	1.15	E	RES.
135	135	10,000	0.23	1.15	E	RES.
136	136	10,000	0.23	1.15	E	RES.
137	137	10,000	0.23	1.15	E	RES.
138	138	10,000	0.23	1.15	E	RES.
139	139	10,000	0.23	1.15	E	RES.
140	140	10,000	0.23	1.15	E	RES.
141	141	10,000	0.23	1.15	E	RES.
142	142	10,000	0.23	1.15	E	RES.
143	143	10,000	0.23	1.15	E	RES.
144	144	10,000	0.23	1.15	E	RES.
145	145	10,000	0.23	1.15	E	RES.
146	146	10,000	0.23	1.15	E	RES.
147	147	10,000	0.23	1.15	E	RES.
148	148	10,000	0.23	1.15	E	RES.
149	149	10,000	0.23	1.15	E	RES.
150	150	10,000	0.23	1.15	E	RES.
151	151	10,000	0.23	1.15	E	RES.
152	152	10,000	0.23	1.15	E	RES.
153	153	10,000	0.23	1.15	E	RES.
154	154	10,000	0.23	1.15	E	RES.
155	155	10,000	0.23	1.15	E	RES.
156	156	10,000	0.23	1.15	E	RES.
157	157	10,000	0.23	1.15	E	RES.
158	158	10,000	0.23	1.15	E	RES.
159	159	10,000	0.23	1.15	E	RES.
160	160	10,000	0.23	1.15	E	RES.
161	161	10,000	0.23	1.15	E	RES.
162	162	10,000	0.23	1.15	E	RES.
163	163	10,000	0.23	1.15	E	RES.
164	164	10,000	0.23	1.15	E	RES.
165	165	10,000	0.23	1.15	E	RES.
166	166	10,000	0.23	1.15	E	RES.
167	167	10,000	0.23	1.15	E	RES.
168	168	10,000	0.23	1.15	E	RES.
169	169	10,000	0.23	1.15	E	RES.
170	170	10,000	0.23	1.15	E	RES.
171	171	10,000	0.23	1.15	E	RES.
172	172	10,000	0.23	1.15	E	RES.
173	173	10,000	0.23	1.15	E	RES.
174	174	10,000	0.23	1.15	E	RES.
175	175	10,000	0.23	1.15	E	RES.
176	176	10,000	0.23	1.15	E	RES.
177	177	10,000	0.23	1.15	E	RES.
178	178	10,000	0.23	1.15	E	RES.
179	179	10,000	0.23	1.15	E	RES.
180	180	10,000	0.23	1.15	E	RES.
181	181	10,000	0.23	1.15	E	RES.
182	182	10,000	0.23	1.15	E	RES.
183	183	10,000	0.23	1.15	E	RES.
184	184	10,000	0.23	1.15	E	RES.
185	185	10,000	0.23	1.15	E	RES.
186	186	10,000	0.23	1.15	E	RES.
187	187	10,000	0.23	1.15	E	RES.
188	188	10,000	0.23	1.15	E	RES.
189	189	10,000	0.23	1.15	E	RES.
190	190	10,000	0.23	1.15	E	RES.
191	191	10,000	0.23	1.15	E	RES.
192	192	10,000	0.23	1.15	E	RES.
193	193	10,000	0.23	1.15	E	RES.
194	194	10,000	0.23	1.15	E	RES.
195	195	10,000	0.23	1.15	E	RES.
196	196	10,000	0.23	1.15	E	RES.
197	197	10,000	0.23	1.15	E	RES.
198	198	10,000	0.23	1.15	E	RES.
199	199	10,000	0.23	1.15	E	RES.
200	200	10,000	0.23	1.15	E	RES.



DEVELOPER: HARBOR TRAIL SURVEYING, INC.
 12000 W. UNIVERSITY BLVD., SUITE 100
 JACKSONVILLE, FLORIDA 32217
 (904) 721-1100
 CITY OF JACKSONVILLE, FLORIDA

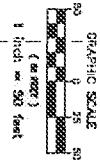
BEING A PART OF A PORTION OF TRACT "T", THE PALMS AT NOCATTEE PHASE I, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF THE COUNTY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAN JUAN CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PALMS AT NOCATTEE - NORTH

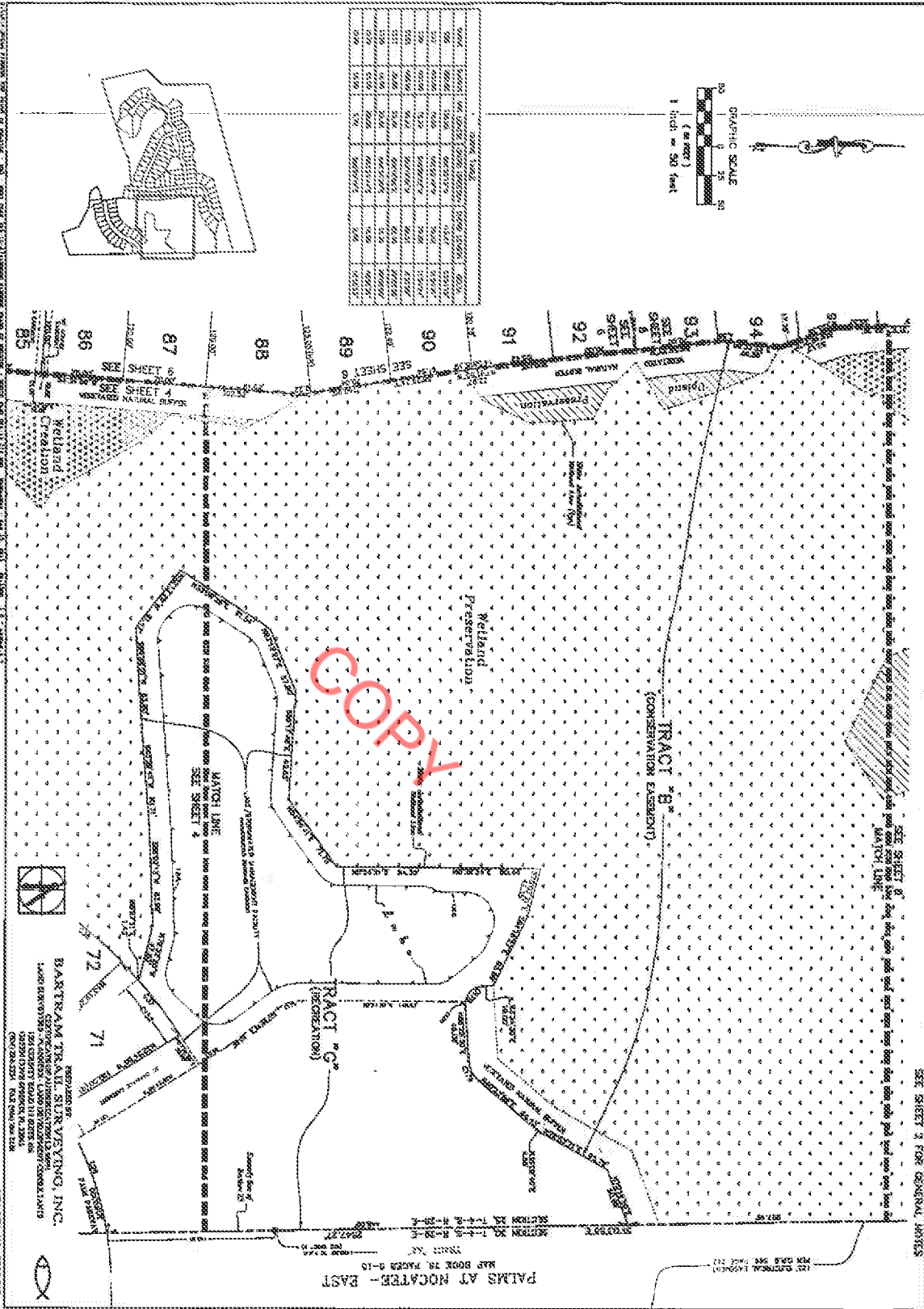
PLAT BOOK 118 PAGE 136

SHEET 2 OF 14 SHEETS

SEE SHEET 3 FOR GENERAL NOTES



NO.	DESCRIPTION	AMOUNT	DATE
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BANKRAM TRAIL SURVEYING, INC.
 1500 BANKRAM TRAIL, SUITE 100
 JACKSONVILLE, FLORIDA 32216
 (904) 766-1111
 WWW.BANKRAMTRAIL.COM



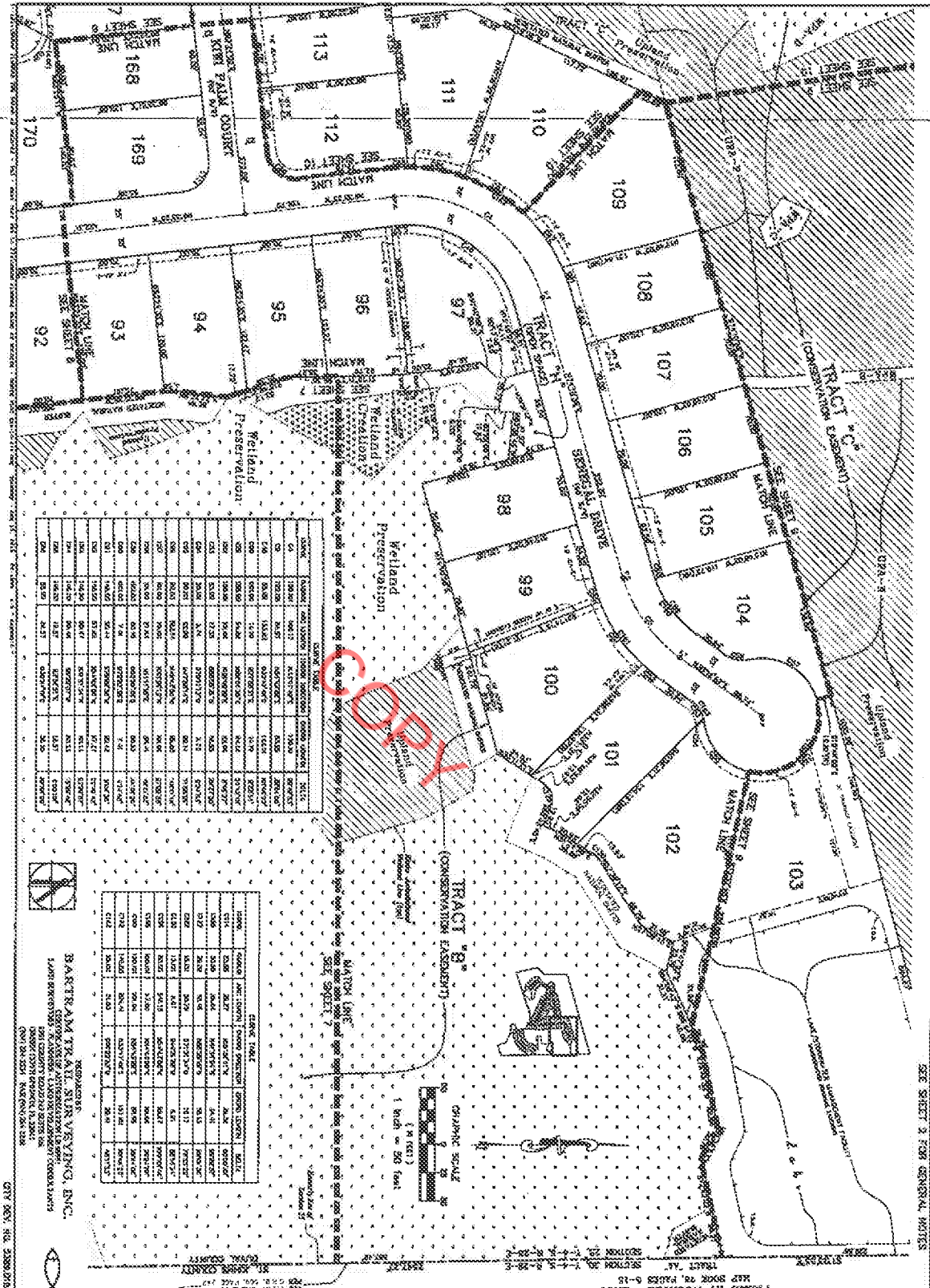
DATE: 08/11/2011
 TIME: 10:00 AM
 DRAWN BY: J. B. BANKRAM
 CHECKED BY: J. B. BANKRAM
 APPROVED BY: J. B. BANKRAM



BEING A REPEAT OF A PORTION OF TRACT "C", THE PALMS AT NOCATTEE PHASE I, ACCORDING TO PLAT BOOK 69 PAGE 127
 PARTS 186 THROUGH 190 OF THE CENSUS OF PUBLIC RECORDS OF CITY OF JACKSONVILLE, DADE COUNTY, FLORIDA, TOGETHER WITH A PART OF
 SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, AND CITY OF JACKSONVILLE, DADE COUNTY, FLORIDA.

PALMS AT NOCATTEE - NORTH

PLAT BOOK 69 PAGE 127
 SHEET 1.B. OF 14 SHEETS



LOT	AREA	PERCENT	ADJACENT	OWNER	DATE
92	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
93	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
94	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
95	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
96	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
97	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
98	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
99	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
100	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
101	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
102	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
103	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
104	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
105	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
106	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
107	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
108	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
109	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
110	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
111	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
112	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
113	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11

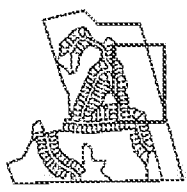
LOT	AREA	PERCENT	ADJACENT	OWNER	DATE
104	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
105	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
106	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
107	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
108	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
109	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
110	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
111	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
112	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11
113	10,210	100%	SE	BARTRAM TRAIT, SUNVEYING, INC.	11/11/11

BARTRAM TRAIT, SUNVEYING, INC.
 14001 BIRCHWOOD DRIVE, JACKSONVILLE, FLORIDA 32218
 (904) 722-1111
 (904) 722-1112
 (904) 722-1113
 (904) 722-1114
 (904) 722-1115
 (904) 722-1116
 (904) 722-1117
 (904) 722-1118
 (904) 722-1119
 (904) 722-1120
 (904) 722-1121
 (904) 722-1122
 (904) 722-1123
 (904) 722-1124
 (904) 722-1125
 (904) 722-1126
 (904) 722-1127
 (904) 722-1128
 (904) 722-1129
 (904) 722-1130

GIS BOX NO. 2389278

BEING A PART OF A PORTION OF PLAT "A" THE PALMS AT NOCCATEE BEING A SUBDIVISION OF PLAT BOOK 68 PAGE 129
 PARTS AND PORTIONS OF A PORTION OF PLAT "A" THE PALMS AT NOCCATEE BEING A SUBDIVISION OF PLAT BOOK 68 PAGE 129
 SECTION 26, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAND CITY OF MISSISSIPPI, CIVIL COUNTY, MISSISSIPPI

PLAT BOOK 68 PAGE 129
 SHEET 10 OF 14 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES

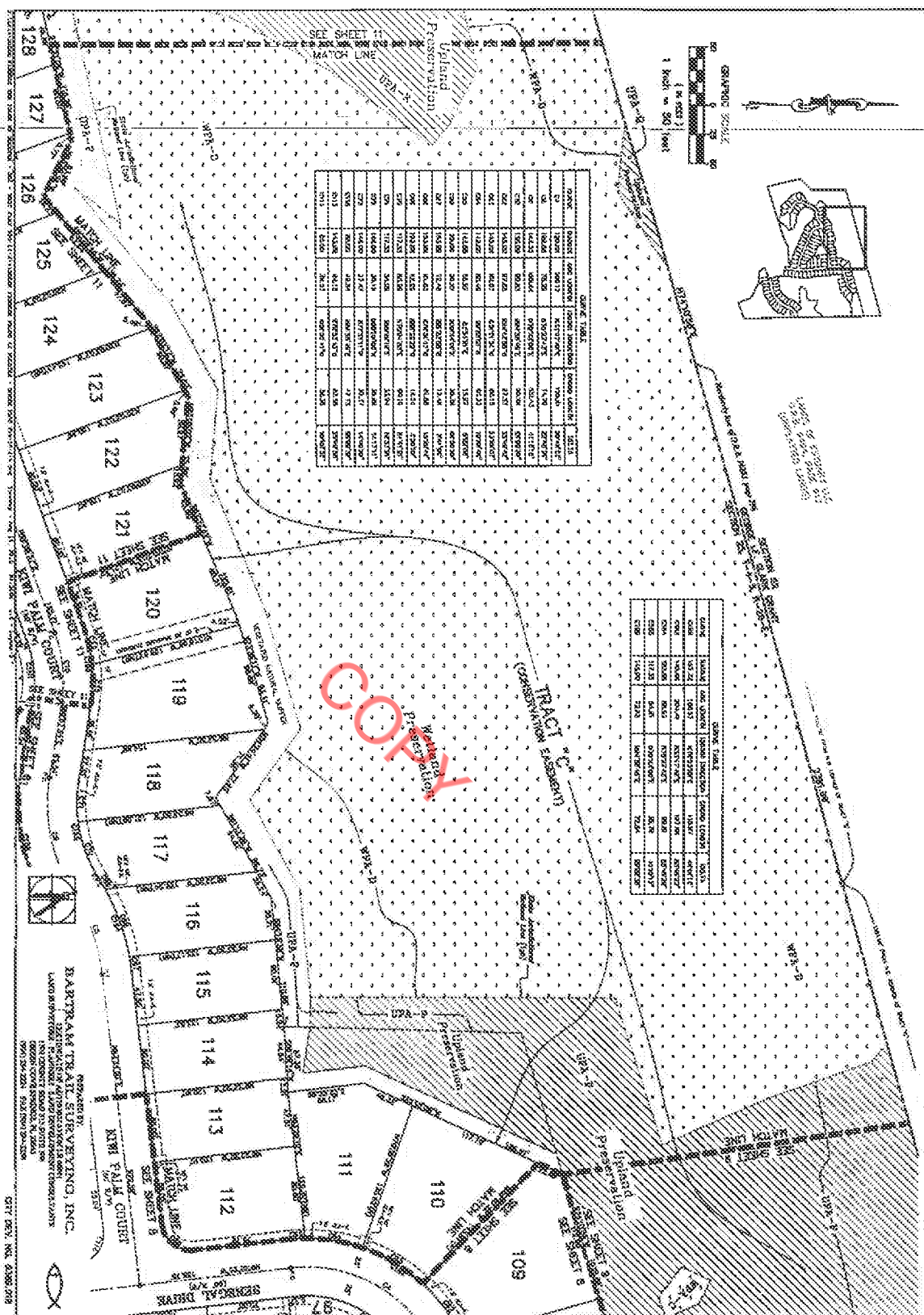


OWNER TABLE

OWNER	ACRES	SECTION	TOWNSHIP	RANGE
109	10.00	26	4	26
110	10.00	26	4	26
111	10.00	26	4	26
112	10.00	26	4	26
113	10.00	26	4	26
114	10.00	26	4	26
115	10.00	26	4	26
116	10.00	26	4	26
117	10.00	26	4	26
118	10.00	26	4	26
119	10.00	26	4	26
120	10.00	26	4	26
121	10.00	26	4	26
122	10.00	26	4	26
123	10.00	26	4	26
124	10.00	26	4	26
125	10.00	26	4	26
126	10.00	26	4	26
127	10.00	26	4	26
128	10.00	26	4	26

OWNER TABLE

OWNER	ACRES	SECTION	TOWNSHIP	RANGE
109	10.00	26	4	26
110	10.00	26	4	26
111	10.00	26	4	26
112	10.00	26	4	26
113	10.00	26	4	26
114	10.00	26	4	26
115	10.00	26	4	26
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124	10.00	26	4	26
125	10.00	26	4	26
126	10.00	26	4	26
127	10.00	26	4	26
128	10.00	26	4	26



PREPARED BY:
 BARTY AND TRAITLOR SURVEYING, INC.
 LAND SURVEYORS
 10000 WOODBURN ROAD, SUITE 100
 SAND CITY, MISSISSIPPI 39350
 PHONE: (601) 833-1111
 FAX: (601) 833-1112

CURT BRYAN, INC. 68888-208

BEING A PART OF A PORTION OF TRACT T, THE PALMS AT NOCCATEE - NORTH, BEING 180 PARCELS 140 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA, COMMENCED WITH A PART OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, NEVAL COUNTY, FLORIDA.

PALMS AT NOCCATEE - NORTH

PLAT BOOK 14 PAGE 131

SHEET 12 OF 14 SHEETS

SEE SHEET 1 FOR GENERAL NOTES

TRACT TABLE

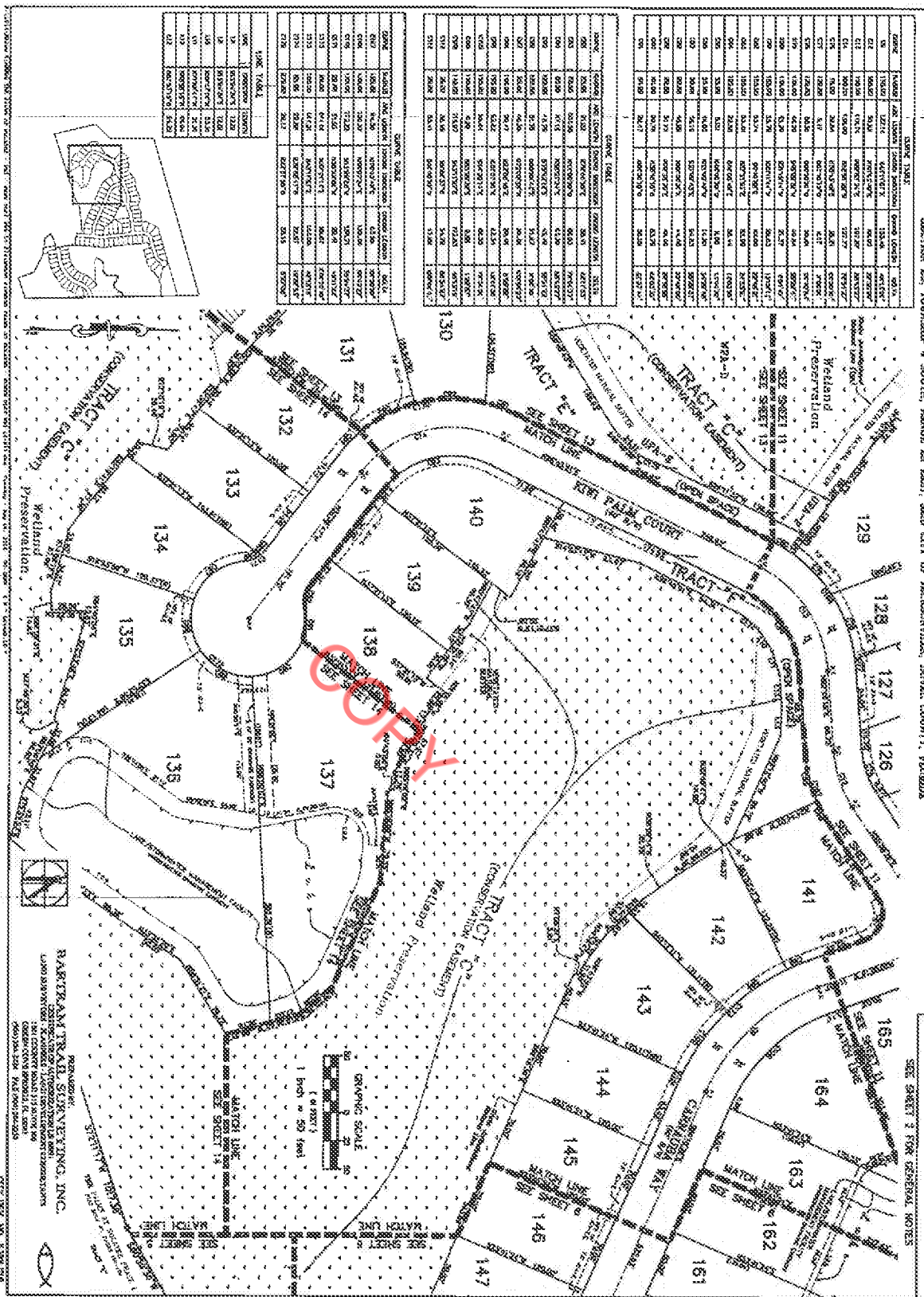
TRACT	ACRES	SECTION	TOWNSHIP	RANGE	EASTING	SOUTHING	COUNTY	STATE
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179	1.00	28	4	28	E	S	FLORIDA	
180	1.00	28	4	28	E	S	FLORIDA	

TRACT TABLE

TRACT	ACRES	SECTION	TOWNSHIP	RANGE	EASTING	SOUTHING	COUNTY	STATE
126	1.00	28	4	28	E	S	FLORIDA	
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128	1.00	28	4	28	E	S	FLORIDA	
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TRACT TABLE

TRACT	ACRES	SECTION	TOWNSHIP	RANGE	EASTING	SOUTHING	COUNTY	STATE
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179	1.00	28	4	28	E	S	FLORIDA	
180	1.00	28	4	28	E	S	FLORIDA	



REGISTERED SURVEYOR
 BARTRAM TRAIL SURVEYING, INC.
 1480 BAYVIEW DRIVE, SUITE 100
 JACKSONVILLE, FLORIDA 32216
 (904) 744-1111 FAX (904) 744-1112
 DATE: 08/14/2008

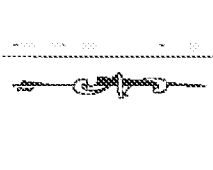
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PALMS AT NOCATTEE - NORTH

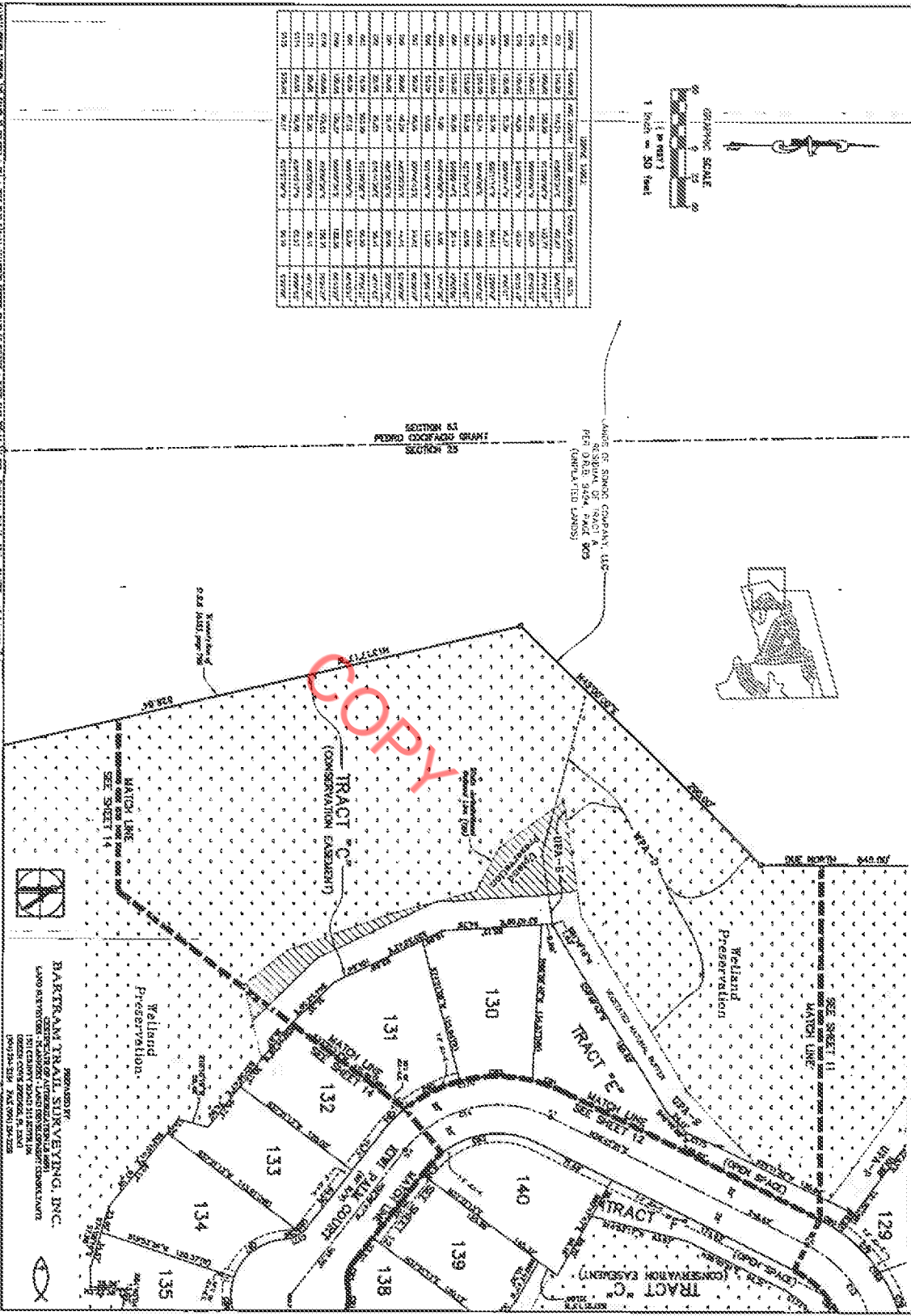
PLAT BOOK 188 PAGE 132

SHEET 11 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



TRACT NO.	TRACT AREA (ACRES)	TRACT PERCENTAGE	TRACT TOTAL AREA (ACRES)
129	1.0000	100.00%	1.0000
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198	1.0000	100.00%	1.0000
199	1.0000	100.00%	1.0000
200	1.0000	100.00%	1.0000



DESIGNED BY
BARTRAM TRAIL SURVEYING, INC.
 LAND SURVEYOR, LICENSE NO. 12000, STATE OF FLORIDA
 1301 GARDNER ROAD, SUITE 110, JACKSONVILLE, FLORIDA 32218
 PHONE: 904.734.1234 FAX: 904.734.1235
 CITY OF JACKSONVILLE, FLORIDA

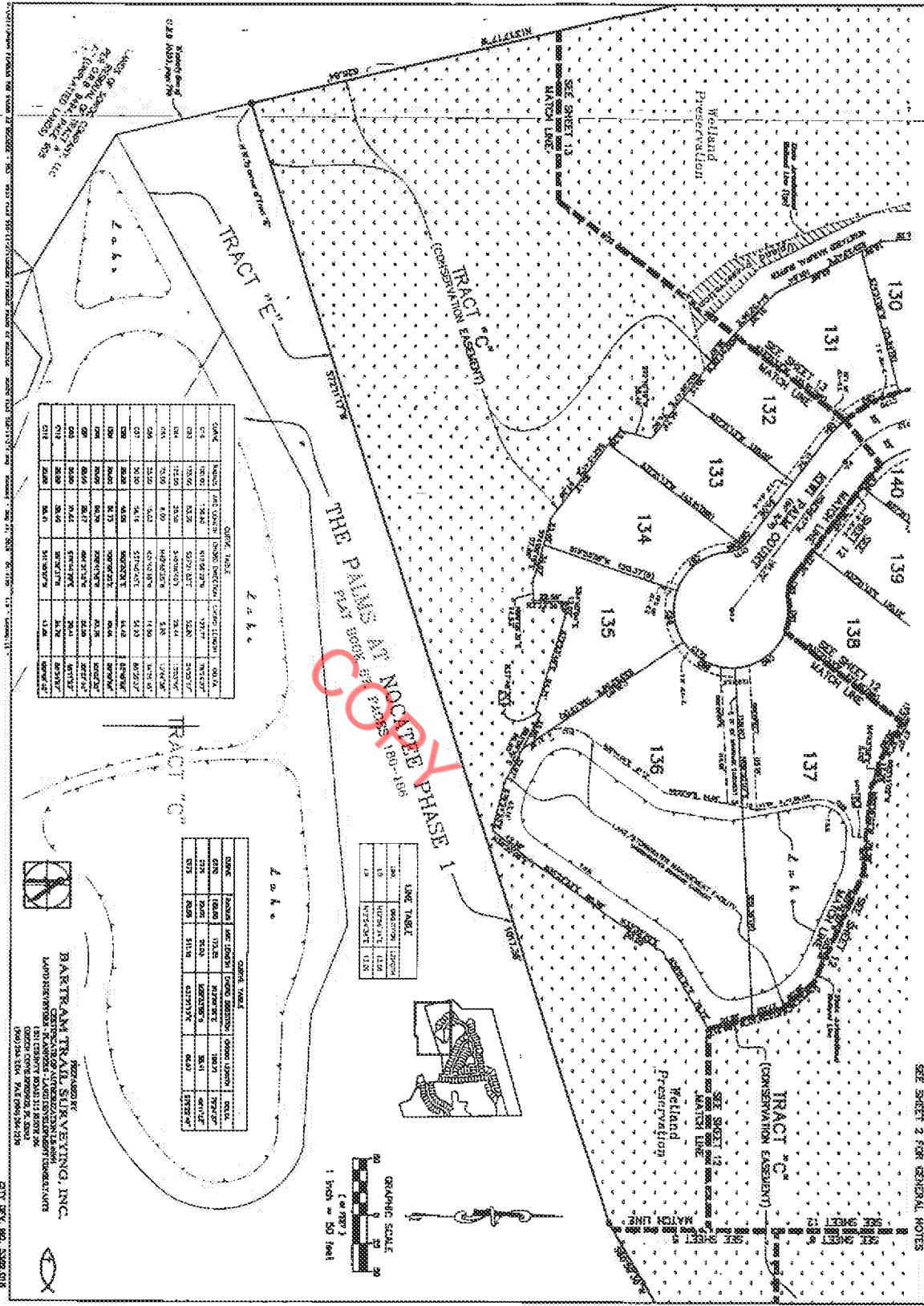


BEING A REPEAT OF A PORTION OF TRACT "X", THE PALMS AT NOCATTEE PHASE I, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PALMS AT NOCATTEE - NORTH

PLAT BOOK 67 PAGE 193
SHEET 14 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LAND TABLE

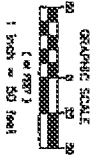
LAND	SECTION	TOWNSHIP	RANGE
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132	24	4S	28E
133	24	4S	28E
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135	24	4S	28E
136	24	4S	28E
137	24	4S	28E
138	24	4S	28E
139	24	4S	28E
140	24	4S	28E

OWNER TABLE

OWNER	ADDRESS	PHONE	DATE
130	13000 N. PALM COURT	904.241.1234	12/15/08
131	13100 N. PALM COURT	904.241.1234	12/15/08
132	13200 N. PALM COURT	904.241.1234	12/15/08
133	13300 N. PALM COURT	904.241.1234	12/15/08
134	13400 N. PALM COURT	904.241.1234	12/15/08
135	13500 N. PALM COURT	904.241.1234	12/15/08
136	13600 N. PALM COURT	904.241.1234	12/15/08
137	13700 N. PALM COURT	904.241.1234	12/15/08
138	13800 N. PALM COURT	904.241.1234	12/15/08
139	13900 N. PALM COURT	904.241.1234	12/15/08
140	14000 N. PALM COURT	904.241.1234	12/15/08

OWNER TABLE

OWNER	ADDRESS	PHONE	DATE
130	13000 N. PALM COURT	904.241.1234	12/15/08
131	13100 N. PALM COURT	904.241.1234	12/15/08
132	13200 N. PALM COURT	904.241.1234	12/15/08
133	13300 N. PALM COURT	904.241.1234	12/15/08
134	13400 N. PALM COURT	904.241.1234	12/15/08
135	13500 N. PALM COURT	904.241.1234	12/15/08
136	13600 N. PALM COURT	904.241.1234	12/15/08
137	13700 N. PALM COURT	904.241.1234	12/15/08
138	13800 N. PALM COURT	904.241.1234	12/15/08
139	13900 N. PALM COURT	904.241.1234	12/15/08
140	14000 N. PALM COURT	904.241.1234	12/15/08



REGISTERED SURVEYOR
BARTHAM TRAIL SURVEYING, INC.
LAND SURVEYORS
1811 GIBSON ROAD, SUITE 100
JACKSONVILLE, FLORIDA 32218
PHONE: 904.241.1234
FAX: 904.241.1235

CITY BOOK NO. 5388-518

**JOINDER AND CONSENT TO PLAT FOR THE PALMS AT NOCATEE NORTH
BY DFH LAND, LLC**

KNOW ALL MEN BY THESE PRESENTS, that Medley Capital Corporation, a Delaware corporation, ("the Lender"), the owner and holder of the following described loan documents ("the Loan Documents"):

Mortgage, Security Agreement, Assignment of Rents and Fixture Filing from DFH LAND, LLC, DFH GREYHAWK LLC, DFH WILDWOOD, LLC, DFH CORONA, LLC, DFH JOHNS LANDING, LLC, DFH MAGNOLIA, LLC and DFH MANDARIN, LLC, each a Florida limited liability company, to Lender, its successors and/or assigns, dated September 13, 2013, and recorded September, 19, 2013 in O.R. Book 16532, Page 1806; Assignment of Leases and Rents and Security Deposits to Medley Capital Corporation dated September 13, 2013 and recorded September 19, 2013, in O.R. Book 16532, Page 1841; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2359; Modification Agreement dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2377; Modification Agreement dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2401; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated November 21, 2014, recorded November 24, 2014 in O.R. Book 16985, Page 2164; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated January 30, 2015, recorded February 2, 2015 in O.R. Book 17052, Page 2424; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated February 6, 2015, recorded February 9, 2015 in O.R. Book 17061, Page 1; Mortgage, Security Agreement, Assignment of Rents and Fixture Filing dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 993; Assignment of Leases and Rents and Security Deposits dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 1037; Modification Agreement dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 1070; Modification Agreement dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 1104; UCC-1 Financing Statement recorded September 19, 2013 in O.R. Book 16532, Page 1866; Amendment to UCC-1 Financing Statement recorded July 8, 2014 in O.R. Book 16837, Page 2427; UCC-1 Financing Statement recorded November 24, 2014 in O.R. Book 16985, Page 2184; all of the Current Public Records of Duval County, Florida;

hereby joins in and consents to the terms and conditions of that certain PLAT FOR THE PALMS AT NOCATEE NORTH ("the "Plat") by DFH LAND, LLC, a Florida limited liability company, to which Amendment this joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plat and the imposition of the same upon the property subject to the Loan Documents.

(Signature page follows)

IN WITNESS WHEREOF, the Lender has caused this presents to be executed as of the 10th day of August, 2015.

Witnesses:

Rosann Eff
First Witness

ROSEANN EFF
Print Name

[Signature]
Second Witness

[Signature]
Print Name

Medley Capital Corporation,
a Delaware corporation

By: [Signature]

Name: Richard Allorto

Its: Chief Financial Officer

STATE OF NEW YORK
COUNTY OF NEW YORK

COPIED

The foregoing instrument was acknowledged before me on this 10th day of August, 2015, before me personally appeared Richard Allorto, as Chief Financial Officer of Medley Capital Corporation, on behalf of said corporation.

WITNESS my signature and official seal at 375 Park Ave in the County and State aforesaid, the day and year last aforementioned.

[Signature]

NOTARY PUBLIC - State of New York

My Commission Expires: 6/17/2017

Rachel Cross
Print Name

Personally known OR Produced identification
Type of Identification Produced _____

Rachel Cross
Notary Public, State of New York
No. 01CR6284283
Qualified in New York County
My Commission Expires June 17, 2017

12/17

**JOINDER AND CONSENT TO PLAT FOR THE PALMS AT NOCATEE NORTH
BY DFH LAND, LLC**

KNOW ALL MEN BY THESE PRESENTS, that Texas Capital Bank, National Association, a national banking association, ("the Lender"), the owner and holder of the following described loan documents ("the Loan Documents"):


Amended and Restated Mortgage, Security Agreement, Assignment of Rents, Fixtures Filing and Spreader Agreement from DFH Land, LLC, a Florida limited liability company, to Lender, its successors and/or assigns, dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2304; Assignment of Leases and Rents and Security Deposits recorded September 19, 2013 in Official Records Book 16533, Page 635 as assigned to Texas Capital Bank by Assignment of Assignment of Leases and Rents and Security Deposits recorded July 8, 2014 in Official Records Book 16837, Page 2299; Mortgage Modification Agreement and Notice of Future Advances dated January 28, 2015, recorded January 30, 2015, in O. R. Book 17051, Page 380; Mortgage Modification Agreement and Notice of Future Advances recorded June 24, 2015, in O. R. Book 17210, Page 2430; Mortgage Security Agreement, Assignment of Rents and Fixture Filing dated June 22, 2015, recorded June 24, 2015, in O. R. Book 17211, Page 366; UCC-1 Financing Statement recorded September 19, 2013 in Official Records Book 16533, Page 649 as assigned to Texas Capital Bank by document recorded July 8, 2014 in Official Records Book 16837, Page 2358; all of the Current Public Records of Duval County, Florida;

hereby joins in and consents to the terms and conditions of that certain PLAT FOR THE PALMS AT NOCATEE NORTH ("the "Plat") by DFH LAND, LLC, a Florida limited liability company, to which Plat this joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plat and the imposition of the same upon the property subject to the Loan Documents.

IN WITNESS WHEREOF, the Lender has caused this presents to be executed as of the 7th day of August, 2015.

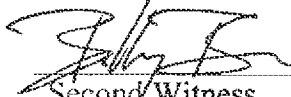
Witnesses:

**TEXAS CAPITAL BANK, NATIONAL
ASSOCIATION,**
as Administrative Agent



First Witness
DIGNITA JACKSON
Print Name

By: Margaret Noles
Name: Margaret Noles
Its: Senior Vice President



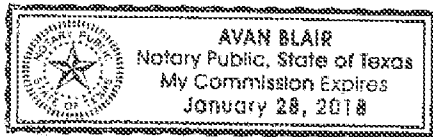
Second Witness
Billy Brannon
Print Name

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 7th day of August, 2015, before me personally appeared Margaret Noles, as Senior Vice President of TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, a national banking association, as Administrative Agent, on behalf of said banking association.

WITNESS my signature and official seal at Houston, in the County and State aforesaid, the day and year last aforementioned.



Avon Blair
NOTARY PUBLIC – State of Texas

My Commission Expires: 1-28-18

Avon Blair
Print Name

Personally known OR Produced identification
Type of Identification Produced _____