

Public Records of St. Johns County, FL Clerk # 2010039116, O.R. 3343 PG 622,  
08/11/2010 at 11:33 AM REC. \$33.00 SUR. \$36.50

PREPARED BY:  
Mallory Gayle Holm, Esq.  
4315 Pablo Oaks Court  
Jacksonville, Florida 32224

AFTER RECORDING RETURN TO:  
Samara Lakes, LLC  
4315 Pablo Oaks Court  
Jacksonville, Florida 32224

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS FOR SAMARA LAKES**

This Supplementary Declaration is made effective this 10<sup>th</sup> day of August, 2010  
by **Samara Lakes, LLC**, a Florida limited liability company (the "Developer").

**W I T N E S S E T H:**

**WHEREAS**, the Developer has executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Samara Lakes recorded in Official Records Book 2382, page 630, of the public records of St. Johns County, Florida, as supplemented and amended (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

**WHEREAS**, the Developer desires to subject additional property (the "Additional Property") more particularly described on Exhibit A hereto to 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 Additional Property is hereby and by these presents added to the jurisdiction and governance of the Declaration and is and shall be owned, used sold, conveyed, encumbered, demised, and occupied subject to the covenants, conditions, restrictions, easements, reservations, regulations, burdens, liens, and all other provisions of the Declaration and any and all amendments thereto, all as therein set forth, which shall run with the Additional Property and be binding upon all owners of all or any portion thereof or interest therein, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof. To the extent that the Additional Property has not been subjected to plat, the Owner of the Additional Property shall be deemed to have the number of votes with respect to Association matters as if it were the Owner of the number of planned, platted lots.

3. This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

OR BK 3343 PG 623

IN WITNESS WHEREOF, Developer has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

**Samara Lakes, LLC,**  
a Florida limited liability company

J. L. Hardin  
Print Name: J. L. HARDIN

By: Michael E. Braren

K Lewis  
Print Name: K Lewis

Name: MICHAEL E. BRAREN  
Title: PRESIDENT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of AUGUST, 2010, by MICHAEL E. BRAREN, the PRESIDENT of **Samara Lakes, LLC**, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as proof of identification.



J. L. Hardin  
Signature of Notary Public

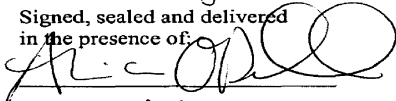
OR BK 3343 PG 624

**CONSENT AND JOINDER OF MORTGAGEE**

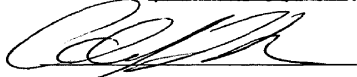
**FAIRCREST HOLDINGS, LLC**, a Delaware limited liability company (the "Mortgagee") is the owner and holder of that certain Assignment of Note and Mortgage (the "Mortgage") executed by BankAtlantic, in favor of Mortgagee recorded in Official Records Book 3302, Page 1365. The Mortgage and all related loan documents are referred to herein as the "Loan Documents". Mortgagee hereby consents to the execution, delivery and recording of this Supplementary Declaration and agrees that Mortgagee's interest under the Loan Documents shall be subject and subordinate to the terms and conditions of the Declaration, as modified by this Supplementary Declaration.

IN WITNESS WHEREOF, the Mortgagee has executed this Consent and Joinder this 10<sup>th</sup> day of August, 2010.

Signed, sealed and delivered  
in the presence of:



Print Name Alicia O'Donnell



Print Name Adam LaRosa

STATE OF New York

COUNTY OF New York

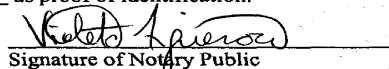
**Faircrest Holdings, LLC**  
a Delaware limited liability company

By: 

Name: JEROME LHOTE

Title: MANAGER

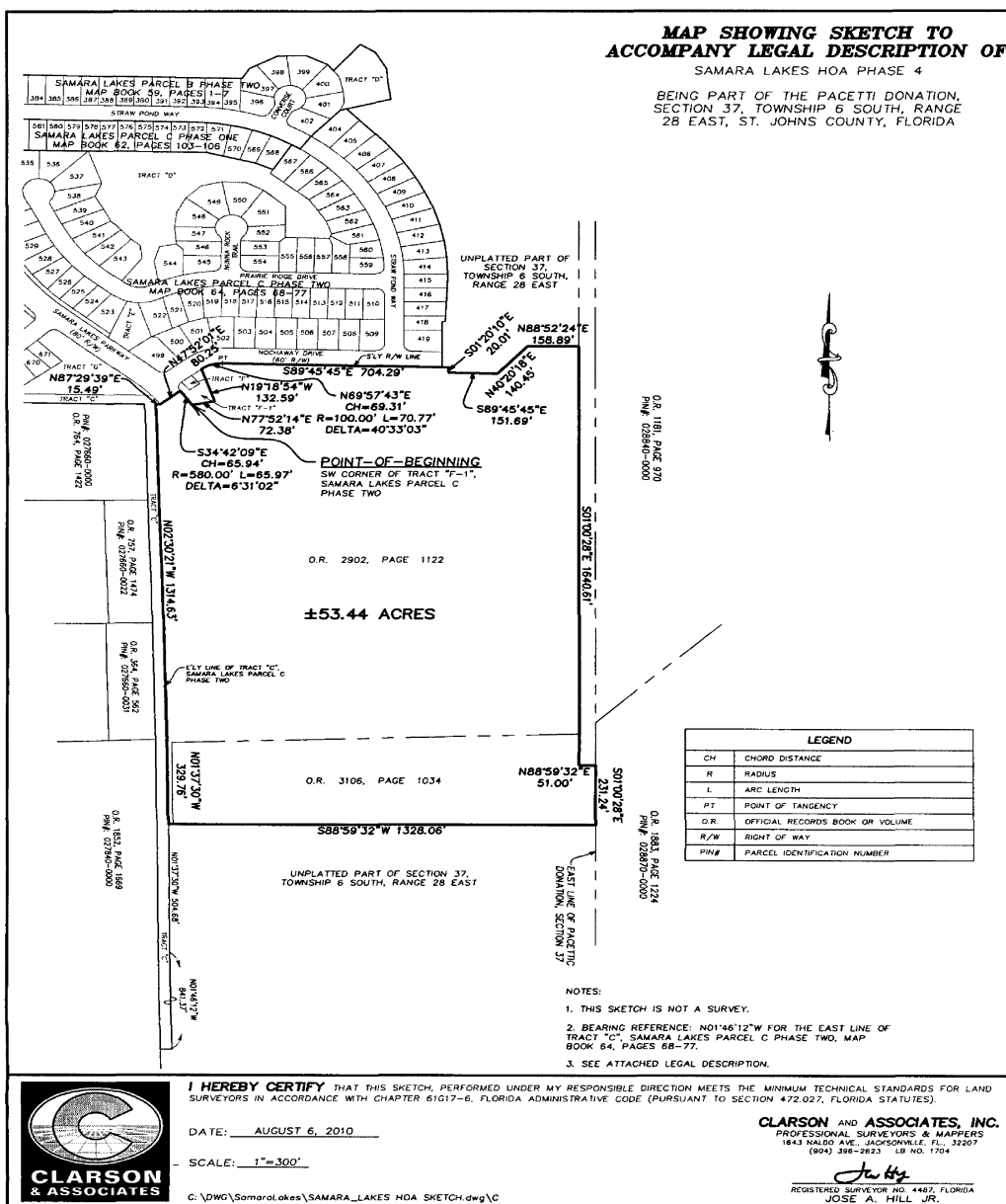
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2010, by Jerome Lhote, the Manager of **Faircrest Holdings, LLC**, on behalf of the company, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as proof of identification.

  
Signature of Notary Public

VIOLETA FIGUEROA  
Notary Public, State of New York  
No. 0184057972  
Qualified in Brooklyn County  
Commission Expires April 30, 2011

OR BK 3343 PG 625

**EXHIBIT "A"**



OR BK 3343 PG 627



CLARSON & ASSOCIATES, INC.  
Professional Surveyors and Mappers  
1643 Naldo Avenue  
Jacksonville, FL 32207

Ph: (904) 396-2623  
Fax: (904) 396-2633

AUGUST 6, 2010

SAMARA LAKES HOA PHASE 4  
LEGAL DESCRIPTION

A PART OF THE PACETTI DONATION, SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT "F-1" (BUFFER AND LANDSCAPE AREA) AS SHOWN ON THE PLAT OF SAMARA LAKES PARCEL C PHASE TWO AS RECORDED IN MAP BOOK 64, PAGES 68 THROUGH 77 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND RUN NORTH 77° 52' 14" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "F-1", A DISTANCE OF 72.38 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 19° 18' 54" WEST ALONG THE EASTERLY LINE OF SAID TRACT "F-1", A DISTANCE OF 132.59 FEET, TO A POINT ON A CURVE IN THE SOUTHERLY RIGHT OF WAY LINE OF NOCHAWAY DRIVE (A 60 FOOT RIGHT OF WAY); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT OF WAY LINE OF NOCHAWAY DRIVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 70.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69° 57' 43" EAST, 69.31 FEET; THENCE SOUTH 89° 45' 45" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NOCHAWAY DRIVE, AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 704.29 FEET; THENCE SOUTH 01° 20' 10" EAST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 89° 45' 45" EAST, A DISTANCE OF 151.69 FEET; THENCE NORTH 40° 20' 18" EAST, A DISTANCE OF 140.45 FEET; THENCE NORTH 88° 52' 24" EAST, A DISTANCE OF 158.89 FEET; THENCE SOUTH 01° 00' 28" EAST, A DISTANCE OF 1640.61 FEET; THENCE NORTH 88° 59' 32" EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 01° 00' 28" EAST, ALONG THE EASTERLY LINE OF SAID PACETTI DONATION, SECTION 37, A DISTANCE OF 231.24 FEET; THENCE SOUTH 88° 59' 32" WEST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3106, PAGE 1034 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1328.06 FEET TO A POINT ON THE EASTERLY LINE OF TRACT "C" (DEVELOPMENT EDGE, BUFFER AND DRAINAGE) AS SHOWN ON SAID PLAT OF SAMARA LAKES PARCEL C PHASE TWO; THENCE NORTH 01° 37' 30" WEST, ALONG SAID EASTERLY LINE OF TRACT "C", SAMARA LAKES PARCEL C PHASE TWO, A DISTANCE OF 329.76 FEET; THENCE NORTH 02° 30' 21" WEST,

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OR BK 3343 PG 628

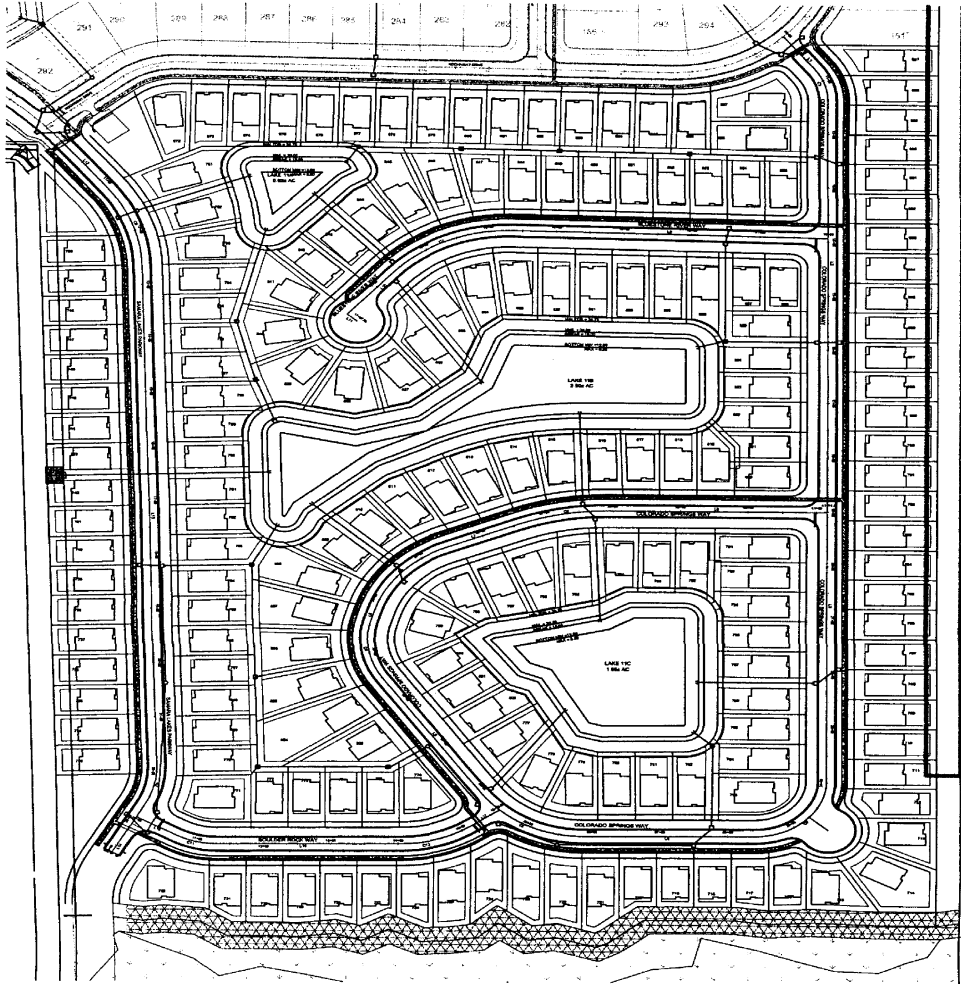
SAMARA LAKES HOA PHASE 4  
AUGUST 6, 2010  
PAGE 2 OF 2

CONTINUING ALONG LAST MENTIONED EASTERLY LINE OF TRACT "C", A DISTANCE OF 1314.63 FEET; THENCE NORTH 87° 29' 39" EAST, A DISTANCE OF 15.49 FEET; THENCE NORTH 47° 52' 01" EAST, ALONG THE SOUTHEASTERLY TERMINUS OF SAMARA LAKES PARKWAY (AN 80 FOOT RIGHT OF WAY), A DISTANCE OF 80.25 FEET TO A POINT ON A CURVE IN THE WESTERLY LINE OF PREVIOUSLY MENTIONED TRACT "F-1", SAMARA LAKES PARCEL C PHASE TWO; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY LINE OF TRACT "F-1", SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 580.090 FEET, AN ARC DISTANCE OF 65.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "F-1" AND THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34° 42' 09" EAST, 65.94 FEET.

THE ABOVE DESCRIBED LANDS CONTAIN 53.44 ACRES, MORE OR LESS.

OR BK 3343 PG 629

SAMARA LAKES  
PHASE 4 - PARCEL D



186 - 55' LOTS