

84 24401

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
PONTE VEDRA LAKES

This Supplemental Declaration is made this 3rd day of December, 1984, by SOUTHERN CONDOMINIUM DEVELOPERS, INC., a Florida corporation ("Declarant").

RECITALS:

A. Marsh Landing Venture, Ltd. ("Original Declarant") subjected to that certain Declaration of Covenants, Conditions and Restrictions Ponte Vedra Lakes, recorded in Official Records Volume 618, page 723 of the public records of St. Johns County, Florida ("Declaration"), the property more specifically described therein for the purposes described in the Declaration.

B. Original Declarant assigned its right to annex property and subject such property to the Declaration pursuant to that certain Assignment of Declarant Rights recorded in Official Records Book 637, page 787 of the public records of St. Johns County, Florida.

C. Pursuant to the terms of such assignment and in accordance with Article X, Sections 1 and 3 of the Declaration, Declarant desires to subject additional property to the Declaration for the purposes described therein by recording a supplemental declaration in the public records of St. Johns County, Florida.

DECLARATION:

NOW, THEREFORE, Declarant hereby declares that the property as described on Exhibit A attached hereto and made a part hereof ("Property") shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in the Declaration, which easements, restrictions, covenants and conditions shall run with title to the Property and be binding upon all parties having any right title or interest in the property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof and the Declarant.

IN WITNESS WHEREOF, the undersigned have set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Harry L. Boyett
D. Wood

SOUTHERN CONDOMINIUM DEVELOPERS, INC.

By *Irene D. Boyett*
Its Vice President

[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of December, 1984, by Irene D. Boyett, Vice President of Southern Condominium Developers, Inc., a Florida corporation, on behalf of the corporation.

Harry L. Boyett
Notary Public, State of Florida

My Commission Expires:
My Commission Expires March 20, 1986

PREPARED BY AND RETURN TO:
LINDA CORRIOR KANE, Attorney
WALSHER, HANMER, MICALS, BRADFORD & GANNON, P.A.
325 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32209

PHASE II "A"

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the Plat of DeLeon Shores Unit Six, as recorded in Map Book 13, Pages 104 and 105 of the Public Records of said County, said corner lying in the Westerly right of way line of Dolphin Boulevard East; thence North 01°24'47" West, along said Westerly right of way line, 10.83 feet to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South 89°08'50" West, along said Southerly line 1119.79 feet to the Southeast corner of said Government Lot 6; thence South 89°08'50" West, along the Southerly line of said Government Lot 6, a distance of 1343.50 feet to the Southwest corner of said Government Lot 6; thence North 01°16'20" West, along the Westerly line of said Government Lot 6, a distance of 452.42 feet; thence North 80°02'10" East, a distance of 266.32 feet; thence North 41°10'19" East, a distance of 71.24 feet to the POINT OF BEGINNING; thence North 04°21'18" East, a distance of 164.45 feet; thence South 90°00'00" East, a distance of 99.70 feet; thence South 00°00'00" West, a distance of 17.00 feet; thence South 86°11'09" East, a distance of 114.98 feet; thence North 13°23'03" East, a distance of 161.02 feet; thence South 75°57'50" East, a distance of 82.46 feet; thence South 79°40'45" East, a distance of 69.68 feet; thence South 01°24'34" East, a distance of 277.00 feet; thence South 80°54'24" West, a distance of 235.41 feet; thence North 74°51'32" West, a distance of 193.83 feet to the POINT OF BEGINNING.

Containing 2.21 acres, more or less.

PHASE II "B"

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the Plat of DeLeon Shores Unit Six, as recorded in Map Book 13, Pages 104 and 105 of the Public Records of said County, said corner lying in the Westerly right of way line of Dolphin Boulevard East; thence North 01°24'47" West, along said Westerly right of way line, 10.83 feet to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South 89°08'50" West, along said Southerly line 1119.79 feet to the Southeast corner of said Government Lot 6; thence South 89°08'50" West, along the Southerly line of said Government Lot 6, a distance of 1343.50 feet to the Southwest corner of said Government Lot 6; thence North 01°16'20" West, along the Westerly line of said Government Lot 6, a distance of 953.01 feet; thence North 38°45'31" East, a distance of 351.50 feet to the POINT OF BEGINNING; thence North 75°57'49" East, a distance of 144.31 feet; thence South 73°34'27" East, a distance of 146.17 feet; thence North 38°35'26" East, a distance of 140.00 feet; thence South 01°24'34" East, a distance of 127.00 feet; thence South 38°35'26" West, a distance of 42.00 feet; thence South 01°24'34" East, a distance of 14.00 feet; thence North 79°40'45" West, a distance of 69.68 feet; thence North 75°57'50" West, a distance of 82.46 feet; thence South 13°23'03" West, a distance of 161.02 feet; thence North 36°11'09" West, a distance of 114.98 feet; thence North 00°00'00" East, a distance of 17.00 feet; thence North 90°00'00" West, a distance of 99.70 feet; thence North 04°21'18" East, a distance of 245.10 feet to the POINT OF BEGINNING.

Containing 2.02 acres, more or less.

PHASE II "C"

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the Plat of DeLeon Shores Unit Six, as recorded in Map Book 13, Pages 104 and 105 of the Public Records of said County, said corner lying in the Westerly right of way line of Dolphin Boulevard East; thence North 01°24'47" West, along said Westerly right of way line, 10.83 feet to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South 39°08'50" West, along said Southerly line 1119.79 feet to the Southeast corner of said Government Lot 6; thence South 39°08'50" West, along the Southerly line of said Government Lot 6, a distance of 1343.50 feet to the Southwest corner of said Government Lot 6; thence North 01°16'20" West, along the Westerly line of said Government Lot 6, a distance of 452.42 feet to the POINT OF BEGINNING; thence continue North 01°16'20" West, along last said line a distance of 190.50 feet; thence North 88°43'40" East, a distance of 135.46 feet; thence North 03°50'48" West, a distance of 220.72 feet; thence South 38°29'09" East, a distance of 216.36 feet; thence South 04°21'13" West, a distance of 309.15 feet; thence South 41°10'19" West, a distance of 71.24 feet; thence South 80°02'10" West, a distance of 266.32 feet to the POINT OF BEGINNING.

Containing 2.17 acres, more or less.

PHASE II "D"

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the Plat of DeLeon Shores Unit Six, as recorded in Map Book 13, Pages 104 and 105 of the Public Records of said County, said corner lying in the Westerly right of way line of Dolphin Boulevard East; thence North 01°24'47" West, along said Westerly right of way line, 10.83 feet to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South 39°08'50" West, along said Southerly line 1119.79 feet to the Southeast corner of said Government Lot 6; thence South 39°08'50" West, along the Southerly line of said Government Lot 6, a distance of 1343.50 feet to the Southwest corner of said Government Lot 6; thence North 01°16'20" West, along the Westerly line of said Government Lot 6, a distance of 642.92 feet to the POINT OF BEGINNING; thence continue North 01°16'20" West along last said line a distance of 310.09 feet; thence North 88°45'31" East, a distance of 351.50 feet; thence South 04°21'18" West, a distance of 100.40 feet; thence North 38°29'09" West, a distance of 216.36 feet; thence South 03°50'48" East, a distance of 220.72 feet; thence South 38°43'40" West, a distance of 135.46 feet to the POINT OF BEGINNING.

Containing 1.40 acres, more or less.

FILED AND RECORDED IN
ST. JOHNS COUNTY

DEC 12 PM 1:17

CLERK OF DISTRICT COURT

VERIFIED BY
