

SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUTTON LAKES

A7377
Records Return
AMERICAN FIRST COAST TITLE SERVICES, INC.
1405 Myrtlewood Rd., Suite R10
Jacksonville, FL 32225

This Second Supplemental Declaration is made by Sutton Lakes Joint Venture, Florida general partnership ("Declarant") with respect to the real property included within the plat of Sutton Lakes Unit Six-A as recorded in Plat Book 51, Page 99, et. seq. of the current public records of Duval County, Florida (hereinafter referred to as the "Annexation Parcel").

WHEREAS, All of the lands shown on the plats of Sutton Lakes Unit One (according to the plat thereof recorded in Plat Book 50, Page 29, et. seq. of the current public records of Duval County, Florida) Sutton Lakes Unit Two (according to the plat thereof recorded in Plat Book 50, Page 36, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Three (according to the plat thereof recorded in Plat Book 50, Page 60, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Four (according to the plat thereof recorded in Plat Book 51, Page 38, et. seq. of the current public records of Duval County, Florida) and Sutton Lakes Unit Five (according to the plat thereof recorded in Plat Book 51, Page 39, et. seq. of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Sutton Lakes as recorded in Official Records Volume 8382, Page 566 of the current public records of Duval County, Florida and as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Sutton Lakes as recorded in Official Records Volume 8656, Page 2010 of the current public records of Duval County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcel is included in the Sutton Lakes Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Supplemental Declaration, Declarant hereby agrees;

1) The Annexation Parcel is hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration in the same manner and to the same extent as if the Annexation Parcel had been

subjected thereto in the Declaration.

2) Each of the platted lots included within the Annexation Parcel shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.

3) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Supplemental Declaration as in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 19th day of May, 1998.

WITNESSES

Lucinda M. Cole
Print Name LUCINDA M. COLE

Tracy Rogers
Print Name Tracy Rogers

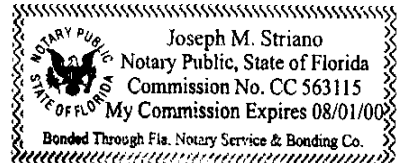
SUTTON LAKES JOINT VENTURE

Gregory E. Matovina
By: Gregory E. Matovina
As: President of Hey Dad
Development Company
Its: Managing General Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of May, 1998 by Gregory E. Matovina (being personally known to me) as President of Hey Dad Development Company, Managing General Partner of Sutton Lakes Joint Venture, on behalf of the general partnership.

Joseph M. Striano
Print Name JOSEPH M. STRIANO
My Commission Expires 8-1-2000
Commission No. CC 563115



CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

Atlantic Development Corporation of Jacksonville, as an Owner in Sutton Lakes Unit Six-A, hereby join in this Supplemental Declaration for purposes of consenting to and approving the annexation of Unit Six-A to the Property and consenting to and approving all other terms and conditions contained in this Supplemental Declaration.

WITNESSES

[Signature]
Print Name LUCINDA M. COLE

[Signature]
Print Name Tracy Rogers

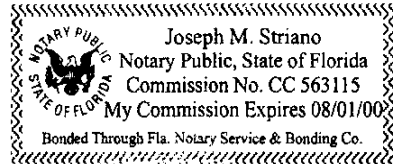
OWNERS

[Signature]
By: Gregory E. Matovina
As: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of May, 1998 by Gregory E. Matovina as Vice President of Atlantic Development Corporation of Jacksonville being personally known to me.

[Signature]
Print Name JOSEPH M. STRIANO
My Commission Expires 8-1-2000
Commission No. CC 563115



MORTGAGEE CONSENT

The undersigned NationsBank, N.A., as Administrative Agent for Banks, the holder of a mortgage recorded in Official Records Volume 8777, Page 733, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Second Supplemental Declaration of Covenants, Conditions and Restrictions for Sutton Lakes.

Signed, sealed and delivered in the presence of:

Crystal R Pettway
Printed name Crystal R. Pettway

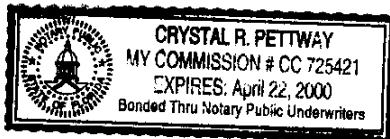
Bryan R White
Its Sr. Vice President

Karen L Osborne
Printed name Karen L. Osborne

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 19th day of May, 1998, by Bryan R. White, Sr. Vice President of NationsBank, N.A., being personally known to me.

Crystal R Pettway
Notary Public Crystal R. Pettway



Bk: 8973
Pg: 1552 - 1555
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06/11/98
02:11:07 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 19.50

Record/Return TO:
ATC Title Services
2485 Monument RD #10
Jacksonville, FL 32225