

5 MIN. RETURN
PHONE # 292-0778

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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 21.00
TRUST FUND \$ 3.00

Prepared by & returned to:
Matovina & Company
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257

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

This Eighteenth Supplemental Declaration is made by Sutton Lakes Joint Venture, a Florida general partnership ("Declarant") with respect to the real property included within the plat of **Sutton Lakes Unit Ten - H** as recorded in Plat Book 55, Page 52, 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), 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), Sutton Lakes Unit Six-A (according to the plat thereof recorded in Plat Book 51, Page 99, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Six-B (according to the plat thereof recorded in Plat Book 52, Page 14, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Six-C (according to the plat thereof recorded in Plat Book 52, Page 58, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Seven (according to the plat thereof recorded in Plat Book 52, Page 80, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Eight-A (according to the plat thereof recorded in Plat Book 52, Page 87, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Eight-B (according to the plat thereof recorded in Plat Book 53, Page 30, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Nine-A (according to the plat thereof recorded in Plat Book 53, Page 48, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Eight-C (according to the plat thereof recorded in Plat Book 53, Page 60, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Nine-C (according to the plat thereof recorded in Plat Book 53, Page 71, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Nine-D

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(according to the plat thereof recorded in Plat Book 53, Page 80, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Nine-E (according to the plat thereof recorded in Plat Book 53, Page 97, et. seq. of the current public records of Duval County, Florida), and Sutton Lakes Unit Nine-F (according to the plat thereof recorded in Plat Book 54, Page 31, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Nine-G (according to the plat thereof recorded in Plat Book 54, Page 40, et. seq. of the current public records of Duval County, Florida), and Sutton Lakes Unit Ten-A (according to the plat thereof recorded in Plat Book 54, Page 64, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Ten-B (according to the plat thereof recorded in Plat Book 54, Page 92, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Ten-C (according to the plat thereof recorded in Plat Book 55, Page 23, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Ten-D (according to the plat thereof recorded in Plat Book 55, Page 30, et. seq. of the current public records of Duval County, Florida), Sutton Lakes Unit Nine - B (according to the plat thereof recorded in Plat Book 55, Page 32, 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 and Restrictions for Sutton Lakes, Second Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Third Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Sixth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Seventh Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Eighth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Ninth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Tenth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Eleventh Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Twelfth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Thirteenth Supplemental Declaration of Covenants, Conditions and Restrictions of Sutton Lakes, Fourteenth Supplemental Declaration of Covenants and Restrictions of Sutton Lakes, Fifteenth Supplemental Declaration of Covenants and Restrictions of Sutton Lakes, Sixteenth Supplemental Declaration of Covenants and Restrictions of Sutton Lakes, Seventeenth Supplemental Declaration of Covenants and Restrictions of Sutton Lakes, and the Eighteenth Supplemental Declaration of Covenants, Conditions and Restriction of Sutton Lakes as recorded in Official Records Volume 8656, Page 2010 and Official Records Volume 8973, Page 1552 and Official Records Volume 9042, Page 570 and Official Records Volume 9237, Page 508 and Official Records Volume 9357, Page 318 and Official Records Volume 9456, Page 2461 and Official Records Volume 9568, Page 2229 and Official Records Volume 9683, Page 31 and Official Records Volume 9689, Page 1013 and Official Records Volume 9770, Page 761 and Official Records Volume 9908, Page 1785 and Official Records Volume 9917, Page 2277, and Official Records Volume 10091, Page 1402 and Official Records Volume 10095, Page 425, and Official Records Volume 10205, Page 896, and Official Records Volume 10403, Page 1386, and Official Records Volume 10587, Page 506, and Official Records Volume 10599, Page 2159, and

Official Records Volume 10618, Page 843 respectively, 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 22nd day of October, 2002.

WITNESS:

Ginger May

Print Name: Ginger May

Sandra K. Douglas

Print Name: Sandra K. Douglas

SUTTON LAKES JOINT VENTURE

Gregory E. Matovina

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

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of October, 2002 by Gregory E. Matovina (being personally known to me) as, President of Hey Dad Development Company, Managing General Partner of Sutton Lakes Joint Venture.



Sandra K. Douglas
MY COMMISSION # CC987301 EXPIRES
December 10, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Sandra K. Douglas (Notary Public)

Print Name: Sandra K. Douglas

My Commission Expires: _____

(Seal)

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MORTGAGEE CONSENT

The undersigned Bank of America, N. A., a national association, the holder of a mortgage recorded on Official Records Volume 343 Page 353 of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Eighteenth Supplemental Declaration of Covenants, Conditions and Restrictions for Sutton Lakes.

Signed, sealed, and delivered
In the presence of:

Bank of America, N. A.

Betty J. Johnson
Printed name: Betty J. Johnson

By: G. Ross Williams
(Title): Senior Vice President

Karen L. Osborne
Printed name: Karen L. Osborne

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of October, 2002 by B. Ross Williams, SUP, being personally know to me.

Betty J. Johnson

