

**FIFTEETH SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR SUTTON LAKES**

This Fifteenth 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 - B as recorded in Plat Book 54, Page 92, 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 (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) 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,

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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, and the Fourteenth Supplemental Declaration of Covenants 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 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 11<sup>th</sup> day of March, 2002.

WITNESS:  
*Ginger May*  
Print Name: Ginger May

*Sandra Douglas*  
Print Name: Sandra 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 11<sup>th</sup> day of March, 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* (Notary Public)  
Print Name: Sandra K. Douglas  
My Commission Expires: \_\_\_\_\_

(Seal)

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

Book 10403 Page 1389

CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

Young American Homes, Inc. as Owner in Sutton Lakes, hereby joins in this Fifteenth Supplemental Declaration for purposes of consenting to and approving the annexation of Sutton Lakes Unit Ten-B to the Property and consenting to and approving all other terms and conditions contained in this Fifteenth Supplemental Declaration.

WITNESS:

*Ann Bynum*  
Print Name: ANN BYNUM

Print Name: LEONARDO BAERZ  
*Leonardo Baerz*

STATE OF FLORIDA  
COUNTY OF DUVAL

OWNERS:

By: *[Signature]*  
Title: *pres*

The foregoing instrument was acknowledged before me this 18th day of March, 2002 by Dave Galione, as President of Young American Homes, Inc. being personally known to me.

*Sandra K. Douglas* (Notary Public)  
Print Name: Sandra K. Douglas  
My Commission Expires:

(Seal)



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

CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

Maronda Homes, Inc. of Florida as Owner in Sutton Lakes, hereby joins in this Fifteenth Supplemental Declaration for purposes of consenting to and approving the annexation of Sutton Lakes Unit Ten-B to the Property and consenting to and approving all other terms and conditions contained in this Fifteenth Supplemental Declaration.

WITNESS:

Print Name: Deborah Millen

Print Name: CHRISTY AHLIN

OWNERS:

By: [Signature]  
Title: VICE President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2002 by WILLIAM E KEYES, as VP of MARONDA HOMES being personally known to me.

Deborah S. Millen (Notary Public)

Print Name:

My Commission Expires:



Deborah S Millen  
My Commission DD006663  
Expires March 04 2005

(Seal)

Book 10403 Page 1391

Inct 2002077068  
 Book: 10403  
 Pages: 1386 - 1391  
 Filed & Recorded  
 03/20/2002 10:03:33 AM  
 JIN FULLER  
 CLERK CIRCUIT COURT  
 DUVAL COUNTY  
 TRUST FUND \$ 3.50  
 RECORDING \$ 25.00

MORTGAGEE CONSENT

The undersigned Bank of America, N. A., a national association, the holder of a mortgage recorded on Official Records Volume 9911, Page 1842, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Fifteenth 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 McWilliams  
 (Title): Senior Vice President

Crystal Pettway  
 Printed name: Crystal Pettway

STATE OF FLORIDA  
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of March 2002 by G. Ross McWilliams, being personally know to me.

Betty J. Johnson

