

**5 MIN. RETURN**  
**PHONE # 2920778**

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

This Twelfth 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 Nine - F as recorded in Plat Book 54, Page 31, 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), and 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) 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,

RETURN TO:  
2955 HARTLEY RD #108  
JAX FL 32257  
662-7130

PREPARED BY GREG MATOVINA  
2955 HARTLEY RD #108  
JAX FL 32257

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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, and the Eleventh Supplemental Declaration of Covenants, Conditions and Restrictions 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, 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 27<sup>th</sup> day of July, 2001.

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 27<sup>th</sup> day of July, 2001 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  
Print Name: Sandra Douglas  
My Commission Expires: \_\_\_\_\_

(Notary Public)



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

(Seal)

Book 10091 Page 1405

CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

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

WITNESS:

Print Name: ANN BYNUM

Print Name: RAY Bynum

OWNERS:

By: [Signature] Title: [Signature]

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of July, 2001 by Dave Galione, as president of Young American Homes, Inc. being personally known to me.

[Signature] (Notary Public) Print Name: Sondra K Douglas My Commission Expires:

(Seal)



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

Book 10091 Page 1406

CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

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

WITNESS:

OWNERS:

Print Name: Deborah S. Millen  
Deborah S. Millen

By: [Signature] 7/24/01  
Title: VICE President

Print Name: [Signature]  
Ginger May

STATE OF FLORIDA  
COUNTY OF DUVAL

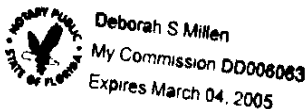
The foregoing instrument was acknowledged before me this 24th day of July 2001 by William Reyes as \_\_\_\_\_ of \_\_\_\_\_ being personally known to me.

Deborah S. Millen (Notary Public)

Print Name:

My Commission Expires:

(Seal)



Book 10091 Page 1407

MORTGAGEE CONSENT

Doc# 2001189300  
Book: 10091  
Pages: 1402 - 1407  
Filed & Recorded  
08/01/2001 11:18:56 AM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 3.50  
RECORDING \$ 25.00

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 Twelfth 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: [Signature]  
(Title): Senior Vice President

Mary L. Brown  
Printed name: MARY L. BROWN

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2001 by B. Ross McWilliams, being personally know to me.

Betty J. Johnson

