

5 MIN. RETURN
PHONE # 292-0778

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

This Tenth 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 - E** as recorded in Plat Book 53, Page 97, 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 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) and Sutton Lakes Unit Eight - C (according to the plat thereof recorded in Plat Book 53, Page 60 et. seq. of the 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) 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 Declarations of Covenants, Conditions and Restrictions of Sutton Lakes, Sixth Supplemental Declarations of Covenants, Conditions and Restrictions of Sutton Lakes, Seventh Supplemental Declarations of Covenants, Conditions and Restrictions of Sutton Lakes, Eighth Supplemental Declarations of Covenants, Conditions and Restrictions of Sutton Lakes, Ninth Supplemental Declarations of Covenants, Conditions and Restrictions of Sutton Lakes, Tenth Supplemental Declarations 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, 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 16th day of March, 2001.

WITNESS:

[Signature]
Print Name: Gregory E. Matovina

SUTTON LAKES JOINT VENTURE

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

[Signature]
Print Name: SK Douglas

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of March, 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.

[Signature] (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

CONSENT AND APPROVAL TO SUPPLEMENTAL DECLARATION

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

WITNESS:

[Signature]
Print Name: Gregory M. Matosinski
[Signature]
Print Name: Bryan R. White

OWNER: Young American Homes, Inc.

[Signature]
By: W. David Galione
Title: Pres

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 16th day of March, 2001 by Dave Galione, as President of Young American Homes, Inc. being personally known to me.

[Signature] (Notary Public)
Print Name: Sandra K. Douglas
My Commission Expires: _____
Commission No. _____



Sandra K. Douglas
MY COMMISSION # CC987361 Expires
December 10, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Book 9917 Page 2281

MORTGAGEE CONSENT

Doc# 2001061566
 Book: 9917
 Pages: 2277 - 2281
 Filed & Recorded
 03/19/2001 12:27:26 PM
 JIM FULLER
 CLERK CIRCUIT COURT
 DUVAL COUNTY
 TRUST FUND \$ 3.00
 RECORDING \$ 21.00

The undersigned Bank of America, N.A., a national association, the holder of a mortgage recorded in Official Records Volume 9788, Page 364, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Eleventh 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
Crystal R Pettway
 Printed Name: Crystal R Pettway

By: [Signature]
 (Title) Senior Vice President

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of February, 2001, by A. Ross M. Williams, Being personally known to me.

Betty J. Johnson
