

Property: Matovina & Co.
2955 Hartley Rd, Suite 108
Jacksonville, FL 32257
(904) 292-0778

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

5 MIN. RETURN
PHONE # 904-292-0778

This Seventh 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-A** as recorded in Plat Book 53, Page 48, 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) and 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) 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 and the Seventh 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 9180, Page 196 and Official Records Volume 9357, Page 318 and Official Records Volume 9456, Page 2461, and Official Records Volume 9568, Page 2229 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.

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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 11th day of May, 2000.

WITNESS:

Joseph B. Ellis
 Print Name: Joseph B. Ellis

Karen Worley
 Print Name: Karen Worley

SUTTON LAKES JOINT VENTURE

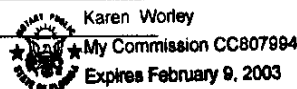
Gregory E. Matovina
 By: Gregory E. Matovina, President
 Hey Dad Development Company
 Its: Managing General Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of May, 2000 by Gregory E. Matovina (being personally known to me) as, President of Hey Dad Development Company, Managing General Partner of Sutton Lakes Joint Venture.

Karen Worley (Notary Public)
 Print Name: _____

My Commission Expires: _____



(Seal)

MORTGAGEE CONSENT

The undersigned **Bank of America, N.A.**, a national association, the holder of a mortgage recorded in Official Records Volume 9495, Page 1751, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Eighth Supplemental Declaration of Covenants, Conditions and Restrictions for **Sutton Lakes**.

Signed, sealed, and delivered in the presence of:

Bank of America, N.A.

Karen Worley
Printed Name: Karen Worley

By: [Signature]
(Title) Senior Vice President


Joseph B. Ellis
Printed Name: Joseph B. Ellis

Doc# 2000159677
Book: 9683
Pages: 31 - 33
Filed & Recorded
07/17/2000 04:01:13 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
RECORDING \$ 13.00

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of May, 2000, by Thos McWilliams, Being personally known to me.

Karen Worley
Notary Public

 Karen Worley
My Commission CC807994
Expires February 9, 2003