

OFFICIAL RECORDS

SUPPLEMENTAL  
CHIMNEY LAKES  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS

DUVAL COUNTY, FLORIDA  
RECORDS SECTION

THIS SUPPLEMENTAL DECLARATION is made this 18 day of December, 1989 by GULFSTREAM COMMUNITIES, a Florida general partnership ("Declarant").

RECITALS

A. Argyle Forest, Inc. subjected certain land to the Chimney Lakes Declaration of Covenants, Conditions and Restrictions recorded in Official Records Volume 5888, page 835 of the public records of Duval County, Florida ("Declaration").

B. Pursuant to that certain Assignment of Declarant Rights recorded in Official Records Volume 6186, page 1376 of the public records of Duval County, Florida, Declarant is authorized to annex additional land to the terms and conditions of the Declaration.

C. Declarant desires to subject the land more fully described on Exhibit A attached hereto and made a part hereof to the terms and conditions of the Declaration as more fully set forth herein ("Property").

NOW THEREFORE, in consideration of the premises, the Declarant hereby declares:

NOW THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration in the same manner and to the same extent as if the Property had been subjected thereto in the Declaration as originally recorded. The easements, restrictions, covenants and conditions are covenants running with the Property and shall be binding upon all parties having any right, title or interest in the Property, or any part hereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

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The Property constitutes "Common Area" as such is defined in the Declaration and it shall further be held, sold, transferred and conveyed subject to the terms and conditions in the Declaration relating to Common Area.

IN WITNESS WHEREOF, the Declarant sets its hand and seal on the date first above written.

Signed, sealed and delivered in the presence of:

Nancy R. Cornelius  
J. H. H. H.

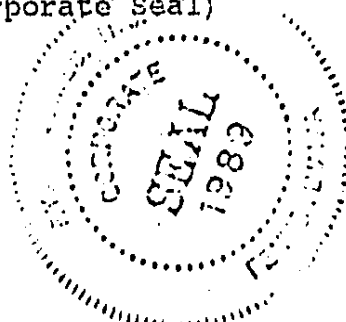
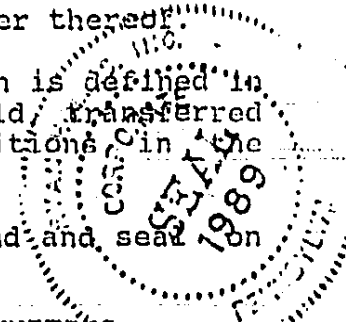
Nancy R. Cornelius  
J. H. H. H.

GULFSTREAM COMMUNITIES,  
By: Ryan Homes, Inc.  
Its managing general partner

BY: Joseph T. Cartwright  
Its  
(Corporate Seal)

BY: Ryan Operations, GP  
BY: Ryan Homes, Inc.

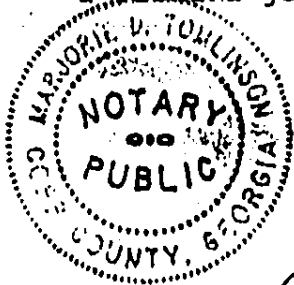
BY: Joseph T. Cartwright  
Its  
(Corporate Seal)



OFFICIAL RECORDS

STATE OF *Georgia*  
COUNTY OF *Fulton*

The foregoing instrument was acknowledged before me this 18 day of December, 1989 by Joseph M. Cartwright, the Vice President of Ryan Homes, Inc., a Pennsylvania corporation, managing general partner of Gulfstream Communities, a Florida joint venture, on behalf of the joint venture.



*Marjorie D. Tomlinson*  
Notary Public, State of *Georgia*

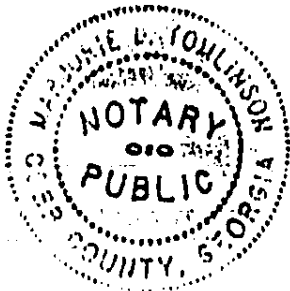
My commission expires:

(SEAL)

STATE OF *Georgia*  
COUNTY OF *Fulton*

Notary Public, Cobb County, Georgia.  
My Commission Expires May 18, 1992

The foregoing instrument was acknowledged before me this 18 day of December, 1989 by Joseph M. Cartwright, the Vice President of Ryan Homes, Inc., a Pennsylvania corporation, general partner of Ryan Operations, G. P., a Virginia general partnership, general partner of Gulfstream Communities, a Florida joint venture, on behalf of the joint venture.



*Marjorie D. Tomlinson*  
Notary Public

My commission expires:

(SEAL)

Notary Public, Cobb County, Georgia.  
My Commission Expires May 18, 1992



Sunshine State  
Surveyors, inc.

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December 4, 1989

Work Order No. S89-1036  
File No. 89D-3315-B

PARCEL 14-A

A portion of Sections 33 and 34, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southerly corner common to aforementioned Sections 33 and 34; thence South  $89^{\circ} 55' 52''$  West, along the Southerly line of said Section 33, the same also being the dividing line between Townships 3 and 4 South and Duval and Clay Counties, for a distance of 100.02 feet to a point in the Westerly right-of-way line of Cheswick Oak Avenue, as described and recorded in Official Records Volume 6226, Page 1451, of the Current Public Records of said County, said right-of-way being established for a width of 110 feet at this point; thence North  $01^{\circ} 00' 25''$  East, along said Westerly right-of-way line, 1195.72 feet to the point of curvature of a curve to the left, said curve being concave to the Southwest and having a radius of 40.0 feet; thence 61.44 feet Northwesterly, around the arc of said curve and through a central angle of  $88^{\circ} 00' 25''$ , to the point of tangency of said curve, said arc being subtended by a chord which bears North  $42^{\circ} 59' 48''$  West, 55.58 feet; thence North  $87^{\circ} 00' 00''$  West, tangent to said curve and along the Southerly right-of-way line of Staples Mill Drive, a 100 foot right-of-way as described and recorded in Official Records Volume 6226, Page 1455, Current Public Records, for a distance of 63.99 feet; thence North  $03^{\circ} 00' 00''$  East, a distance of 100.0 feet to a point lying on the Northerly right-of-way line of said Staples Mill Drive, said point being the Point of Beginning for this description.

From the Point of Beginning thus described, thence North  $87^{\circ} 00' 00''$  West, along aforementioned Northerly right-of-way line of Staples Mill Drive, a distance of 117.99 feet to the Easterly boundary of Argyle Forest Chimney Lakes Unit 13, as shown on plat thereof recorded in Plat Book 45, Pages 76 through 76B, Current Public Records; thence departing said Northerly right-of-way line, and along and with the boundary of said Argyle Forest Chimney Lakes Unit 13, the following courses: North  $31^{\circ} 10' 00''$  East, a distance of 302.54 feet; thence North  $01^{\circ} 00' 25''$  East, a distance of 454.0 feet; thence North  $72^{\circ} 04' 19''$  West, a distance of 454.37 feet; thence South  $73^{\circ} 07' 00''$  West, a distance of 394.92 feet; thence North  $16^{\circ} 53' 00''$  West, departing said boundary of Argyle Forest Chimney Lakes Unit 13, a distance of 160.0 feet; thence North  $45^{\circ} 28' 25''$  East, a distance of 242.89 feet; thence North  $77^{\circ} 43' 46''$  East, a distance of 368.14 feet; thence North  $06^{\circ} 07' 38''$  East, a distance of 507.36 feet; thence South  $71^{\circ} 45' 54''$  East, a distance of 91.20 feet; thence North  $47^{\circ} 02' 41''$  East, a distance of 367.04 feet to a point lying on the Westerly line of a 100 foot power line easement as described and recorded in Official Records Volume 2605, Page 869,

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PARCEL 14-A

Current Public Records; thence North 01° 02' 41" East, along said Westerly line, a distance of 255.0 feet to a point lying in a curve, said curve having a radius of 1900.0 feet and being concave to the Southwest; thence 133.15 feet Southeasterly, around the arc of said curve and through a central angle of 04° 00' 55", to a point lying on the Easterly line of aforementioned 100 foot power line easement and on the aforementioned dividing line between Sections 33 and 34, said arc being subtended by a chord which bears South 47° 38' 46" East, 133.13 feet; thence continue Southeasterly, around the arc of said 1900.0 foot radius curve and along the Southwesterly right-of-way line of Argyle Forest Boulevard, a 200 foot right-of-way described as Parcel "D" in Official Records Volume 6206, Page 1676, for an arc distance of 601.96 feet, through a central angle of 18° 09' 09", to the point of tangency of said curve, said arc being subtended by a chord which bears South 36° 33' 44" East, 599.45 feet; thence South 27° 29' 09" East, tangent to said curve and along said Southwesterly right-of-way line of Argyle Forest Boulevard, a distance of 408.90 feet to the point of curvature of a curve to the right, said curve being concave to the Northwest and having a radius of 40.0 feet; thence 62.83 feet Southwesterly, around the arc of said curve and through a central angle of 90° 00' 00", to its point of tangency with the aforementioned Westerly right-of-way line of Cheswick Oak Avenue, as established for a width of 100 feet at this point, said arc being subtended by a chord which bears South 17° 30' 51" West, 56.57 feet; thence South 62° 30' 51" West, tangent to said curve and along said Westerly right-of-way line, a distance of 48.38 feet to the point of curvature of a curve to the left, said curve having a radius of 690.0 feet, being concave to the Southeast, and defining said Westerly right-of-way line of Cheswick Oak Avenue; thence 496.93 feet Southwesterly, around the arc of said curve and through a central angle of 41° 15' 51", to the point of tangency of said curve, said arc being subtended by a chord which bears South 41° 52' 56" West, 486.26 feet; thence South 21° 15' 00" West, tangent to said curve and along said Westerly right-of-way line, a distance of 741.72 feet; thence North 63° 45' 00" West, along said right-of-way line of Cheswick Oak Avenue, a distance of 20.0 feet to a point lying on a curve, said curve being concave to the Northwest and having a radius of 110.88 feet; thence 138.85 feet Southwesterly, around the arc of said curve and through a central angle of 71° 45' 00", to the point of tangency of said curve and the Point of Beginning, said arc being subtended by a chord which bears South 57° 07' 30" West, 129.96 feet.

Lands thus described contain 28.077 acres, more or less.

FILED AND RECORDED  
 IN PUBLIC RECORDS  
 OF THE STATE OF FLA  
 JAN 4 3 29 PM '90  
 RECEIVED  
 CLERK OF CIRCUIT COURT  
*Henry J. Bond*

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