

!! 5 MIN. RETURN

PHONE #

731-0354

RETURN TO:
MATOVINA & CO.
2955 HARTLEY ROAD
SUITE 106-A
JACKSONVILLE, FL 32257

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LANTANA LAKES

341 This Supplemental Declaration is made by Lantana Lakes Joint Venture, a
Florida general partnership ("Developer") with respect to the real property
described on Exhibit "A" ("Annexation Parcel").

D 8 WHEREAS, Developer has been assigned the "Developer's" Rights with respect
to the Annexation Parcel pursuant to that certain Partial Assignment of
"Developer's" Rights dated October 26, 1994 between CSCEC-FLORIDA, INC. and
Developer, a copy of which is attached hereto as Exhibit "B".

Book 8314 8 WHEREAS, all of the lands shown on the plats of Lantana Lakes Unit One
(according to the plat thereof recorded in Plat Book 44, Page 32, et. seq.
of the current public records of Duval County, Florida) and Lantana Lakes
Unit Two (according to the plat thereof recorded in Plat Book 44, Page 94,
et. seq. of the current public records of Duval County, Florida) have been
subjected to the Declaration of Easements, Covenants and Restrictions for
Lantana Lakes as recorded in Official Records Volume 6497, Page 1201 of the
current public records of Duval County, Florida and as amended by the First
Amendment to Declaration of Easements, Covenants and Restrictions for
Lantana Lakes as recorded in Official Records Volume 7583, Page 0972 of the
current public records of Duval County, Florida (as amended, the
"Declaration").

WHEREAS, pursuant to Paragraph 10.3(a) of the Declaration, Developer
reserves and has the right without the joinder or consent of any Owner, the
Association, the holder of any mortgage, lien, or other encumbrance
affecting the Property, or any other Person: (i) to amend the Declaration
to comply with any requirements of a governmental agency; or other legal
requirements; (ii) to amend the Declaration or the other Legal Documents to
cure any ambiguity or error or any other inconsistency between these
provisions and the other Legal Documents or the Plat; or (iii) to amend
this Declaration or other Legal Documents 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 whereupon all lots and owners of lots in
such additional property shall be governed by the terms and provisions
hereof and shall inure to the benefits provided lots and owners hereunder,
including, without limitation, the rights to use the Common Areas.

WHEREAS, Paragraph 2.2(b) subjects each lot to perpetual easements for
eave, gutter, drainage, spout, foundation and footing encroachments into an
adjacent Lot, roof drainage onto an adjacent Lot and maintenance access to
the adjacent Lots, Paragraph 2.2(d) subjects each lot to perpetual
drainage easements along each side Lot line in the amount of ten (10)
feet and Paragraph 3.6 provides for all Units to be constructed on Lots
utilizing the zero lot line concept with a blank building facade located
immediately adjacent to one interior lot line and providing a minimum of
ten (10) foot private side yard related to the opposite facade. 9

WHEREAS, the provisions of Paragraphs 2.2(b), 2.2(d) and 3.6 of the Declaration contemplate and result from the use of the zero lot line concept for Units to be constructed on Lots in Lantana Lakes Units One and Two.

WHEREAS, the Annexation Parcel is included in the additional property described on Exhibit D to the Declaration.

WHEREAS, Developer is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration.

WHEREAS, the City of Jacksonville zoning requirements and Plat for the Annexation Parcel provide for the Units to be constructed on Lots in the Annexation Parcel utilizing the single family concept with a minimum side yard of five (5) feet along each side lot line; thus, resulting in an inconsistency and noncompliance between the City of Jacksonville zoning requirements (and the Plat for the Annexation Parcel) and Paragraphs 2.2(b), 2.2(d) and 3.6 of the Declaration.

WHEREAS, Developer is desirous of amending Paragraphs 2.2(b), 2.2(d) and 3.6 of the Declaration pursuant to Paragraphs 10.3(a)(i) and (ii) of the Declaration so that each paragraph is consistent and in compliance with the City of Jacksonville zoning requirements and Plat.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Supplemental Declaration, Developer 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 except as modified by Paragraphs 3, 4 and 5 of this Supplemental Declaration.
- 2) The Annexation Parcel shall constitute a Lot and Property as such terms are defined and used in the Declaration.
- 3) Paragraph 2.2(b) of the declaration is hereby deleted and of no further force and effect with respect to the Annexation Parcel.
- 4) Paragraph 2.2(d) of the Declaration is amended so that the perpetual drainage easements along each side Lot line for each of the Lots in the Annexation Parcel shall be in the amount of five (5) feet.
- 5) Paragraph 3.6 is amended to provide that the Developer shall construct all Units on Lots in the Annexation Parcel utilizing the single family concept with a minimum side yard of five (5) feet along each side lot line.

6) 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 second day of April, 1996.

WITNESSES

LANTANA LAKES JOINT VENTURE

William R. Howell, Jr.
Print Name William R. Howell, Jr.

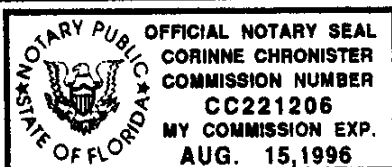
Gregory E. Matovina
Gregory E. Matovina
Managing General Partner

Judith C. Bennett
Print Name JUDITH C. BENNETT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument, was acknowledged before me this 2nd day of April, 1996 by Gregory E. Matovina (being personally known to me) as managing general partner of Lantana Lakes Joint Venture on behalf of the general partnership.

Corinne Chronister
Print Name Corinne Chronister
My Commission Expires _____
Commission No. _____



Bk: 8314
Pg: 341 - 349
Doc# 96067312
Filed & Recorded
04/03/96
09:27:49 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 42.00

EXHIBIT "A"

"Annexation Parcel:"

Lantana Lakes Unit III as recorded in Plat Book 50, Pages 19, 19A, 19B, 19C, 19D and 19E Duval County, Florida.

and

A portion of Section 30, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: BEGIN at the Northeast corner of Lot 150, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94A (inclusive) of the Current Public Records of said County; run thence South 88°24'36" West along the North line of said Lot 150, a distance of 171.42 feet to the Easterly right of way line of Lantana Lakes Drive East, as shown on the aforesaid plat of Lantana Lakes Unit Two; run thence along said Easterly right of way line, the following two (2) courses and distances: Course No. 11 run thence Northerly along and around the arc of a curve concave Westerly and having a radius of 375.00 feet, an arc distance of 31.53 feet, said arc being subtended by a chord bearing and distance of North 20°56'59" West, 31.53 feet; Course No. 21 North 23°21'30" West, a distance of 16.43 feet; thence departing said right of way line, run North 88°24'36" East, parallel with aforesaid North line of Lot 150, Lantana Lakes Unit Two, a distance of 187.56 feet to a point on the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive) of said Current Public Records; run thence South 02°06'10" East along last said line, a distance of 45.00 feet to the POINT OF BEGINNING.

A portion of Section 30, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: for a point of reference, COMMENCE at the Northeast corner of Lot 150, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of the Current Public Records of said County; run thence North 02°06'10" West along the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive), a distance of 100.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described; run South 88°24'36" West, parallel with the North line of aforesaid Lot 150, Lantana Lakes Unit Two, a distance of 209.03 feet to the Easterly right of way line of Lantana Lakes Drive East, as shown on the aforesaid plat of Lantana Lakes Unit Two; run thence North 23°21'30" West along last said line, a distance of 63.54 feet to the point of curvature of a curve having a radius of 55.00 feet and being concave Easterly; thence departing said right of way line, run Northerly along and around the arc of last said curve, an arc distance of 6.31 feet, said arc being subtended by a chord bearing and distance of North 20°04'17" West, 6.31 feet; run thence North 88°24'36" East, parallel with aforesaid North line of Lot 150, Lantana Lakes Unit Two, a distance of 234.01 feet to a point on the Westerly boundary line of aforesaid Block 9, Nottingham Forest Unit 2; run thence South 02°06'10" East along last said line, a distance of 45.00 feet to the POINT OF BEGINNING.

A portion of Section 30, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: for a point of reference, COMMENCE at the Northeast corner of Lot 150, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of the Current Public Records of said County; run thence North 02°06'10" West along the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive), a distance of 45.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described; run South 88°24'36" North parallel with the North line of aforesaid Lot 150, Lantana Lakes Unit Two, a distance of 187.56 feet to the Easterly right of way line of Lantana Lakes Drive East, as shown on the aforesaid plat of Lantana Lakes Unit Two; run thence North 23°21'30" West along last said line, a distance of 59.22 feet to the point; thence departing said right of way line, run North 88°24'36" East, parallel with aforesaid North line of Lot 150, Lantana Lakes Unit Two, a distance of 209.03 feet to a point on the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive) of said Current Public Records; run thence South 02°06'10" East along last said line, a distance of 55.00 feet to the POINT OF BEGINNING.

Prepared by and return to:
 Richard G. Hathaway, P.A.
 7077 Bonneval Rd., Suite 200
 Jacksonville, FL 32216

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PARTIAL ASSIGNMENT OF "DEVELOPER'S" RIGHTS

CSCEC-Florida, Inc., a Florida corporation, as the "Developer" under that certain Declaration of Easements, Covenants and Restrictions for Lantana Lakes as recorded in Official Records Volume 6497, page 1201, current public records of Duval County, Florida and as amended by First Amendment to Declaration of Easements, Covenants and Restrictions for Lantana Lakes as recorded in Official Records Volume 7583, page 0972, (as amended, the "Declaration") hereby assigns all of its rights, responsibilities, obligations and duties as "Developer" under the Declaration to **Lantana Lakes Joint Venture**, a Florida general partnership ("Assignee") with respect to the property (the "Property") described in Exhibits A and B attached hereto.


Assignee, by the acceptance of this Assignment, hereby assumes and agrees to fulfill all of the Developer's obligations, duties and responsibilities under the Declaration from and after this date, but only insofar as the same relate to the Property.

This Assignment of Developer's rights pertains only to the Developer's rights, duties and obligations insofar as the same relate to the Property. Assignor retains all of the Developer's rights, duties and obligations with respect to all other properties which are the subject of the Declaration.

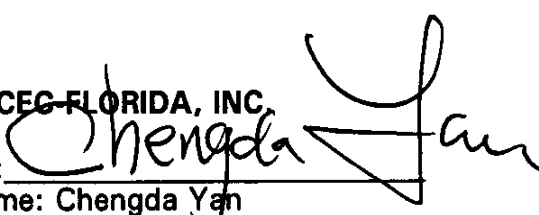
Dated effective October 26, 1994.

WITNESSES:

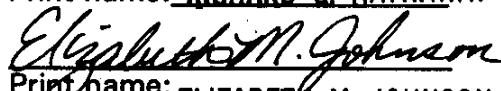

 Print name: RICHARD G. HATHAWAY


 Print name: ELIZABETH M. JOHNSON

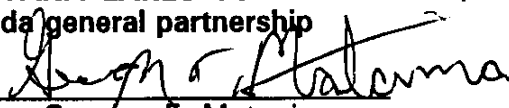
CSCEC-FLORIDA, INC.

BY: 
 Name: Chengda Yan
 Title: Vice President
 Address: 103 Century 21 Drive, Suite 117
 Jacksonville, FL 32216


 Print name: RICHARD G. HATHAWAY


 Print name: ELIZABETH M. JOHNSON

LANTANA LAKES JOINT VENTURE, a Florida general partnership

BY: 
 Name: Gregory E. Matovina
 Title: General Partner
 Address: 2955 Hartley Road, Suite 106A
 Jacksonville, FL 32257

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26 day of October, 1994 by Chengda Yan the Vice President of CSCEC-Florida, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me X or has produced _____ as identification.

Elizabeth M. Johnson
Notary Name: _____
Notary Public, State of _____ ELIZABETH M. JOHNSON
Commission No. _____ MY COMMISSION # CC304286 EXPIRES
My commission expires: August 1, 1997
BONDED THRU TROY TRIM INSURANCE, INC.

(Notary Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26 day of October, 1994 by Gregory E. Matovina, as general partner of Lantana Lakes Joint Venture, a Florida general partnership on behalf of the general partnership. He is personally known to me X or has produced _____ as identification.

Elizabeth M. Johnson
Notary Name: _____
Notary Public, State of _____ ELIZABETH M. JOHNSON
Commission No. _____ MY COMMISSION # CC304286 EXPIRES
My commission expires: August 1, 1997
BONDED THRU TROY TRIM INSURANCE, INC.

(Notary Seal)

A portion of Section 25, Township 2 South, Range 27 East, together with a portion of Section 30, Township 2 South, Range 28 East, all in the City of Jacksonville, Duval County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of Lot 68, Lantana Lakes Unit 2, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of the Current Public Records of said County, said point also being on the Easterly boundary line of Southside Estates Unit 14, as recorded in Plat Book 21, Pages 81 and 81A; thence North 09°14'48" West along said Easterly boundary of Southside Estates Unit 14, a distance of 58.50 feet for a POINT OF BEGINNING; thence continue along said Easterly boundary line of Southside Estates Unit 14 and along the Easterly boundary line of Southside Estates Unit 11, as recorded in Plat Book 20, Page 25 of the said Current Public Records, and then along the Easterly boundary line of Southside Estates Unit 16, as recorded in Plat Book 21, Page 83, all of the Current Public Records of said County; the following three (3) courses and distances: Course No. 1: North 09°14'48" West, 361.73 feet to a point; Course No. 2: run thence North 28°12'15" West, a distance of 877.14 feet to a point; Course No. 3: run thence North 12°35'54" West, a distance of 645.73 feet to the Southerly line of lands described and recorded in Official Records Volume 4330, Page 1171 of the Current Public Records of said County; run thence North 88°12'51" East along the Southerly line of said lands, a distance of 1,030.16 feet to the Southeasterly corner thereof; thence North 01°57'46" West along the Easterly line of said lands, a distance of 268.23 feet to the Southwest corner of Lot 15, Nottingham Forest Unit 2, as shown on the plat thereof recorded in Plat Book 22, Pages 74 through 74C (inclusive) of said Current Public Records; run thence North 88°01'51" East along the Southerly line of said Lot 15, a distance of 431.68 feet to the most Northwesterly corner of Lot 16, said Nottingham Forest Unit 2; thence Southerly along the Westerly boundary of said Nottingham Forest Unit 2 run the following three (3) courses and distances: Course No. 1: South 06°52'35" East, 603.49 feet; Course No. 2: South 06°50'37" West, 823.55 feet; Course No. 3: South 02°06'10" East, a distance of 567.78 feet; thence South 88°24'36" West, 234.01 feet; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 55.00 feet, an arc distance of 6.31 feet, said arc being subtended by a chord bearing and distance of South 20°04'17" East, 6.31 feet to a point situate in the Easterly right of way line of Lantana Lakes Drive East (a 50 foot right of way as shown on said plat of Lantana Lakes Unit 2); run thence along the Northerly terminus of said Lantana Lakes Drive East South 66°38'30" West, 50.00 feet; thence South 23°21'30" East along the Westerly right of way line of said Lantana Lakes Drive East, 2.70 feet to the point of curvature of a curve to the right, concave Northwesterly and having a radius of 25.00 feet; thence Southwesterly around and along the arc of said curve and along the Northerly right of way line of Leahy Road (a 50 foot right of way as shown on the plat of Lantana Lakes Unit 2), 42.17 feet, said arc being subtended by a chord bearing and distance of South 24°57'45" West, 37.34 feet to the Point of Tangency of said curve; thence South 73°17'00" West along the Northerly right of way line of said Leahy Road, 298.50 feet to the point of curvature of a curve to the right, concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly around and along the arc of said curve and continuing along said Northerly right of way line of Leahy Road, 47.64 feet, said arc being subtended by a chord bearing and distance of North 52°07'37" West, 40.75 feet to the Point of Tangency of said curve; thence North 87°32'14" West along the Northerly terminus of Lantana Lakes Drive West (a 50 foot right of way as shown on said plat of Lantana Lakes Unit 2), a distance of 50.00 feet; thence Northerly around and along the arc of a curve concave Westerly and having a radius of 75.00 feet, an arc distance of 51.93 feet, said arc being subtended by a chord bearing and distance of North 17°22'23" West, 50.90 feet; thence South 85°31'41" West, 158.25 feet to the POINT OF BEGINNING.

Containing 50.45 acres, more or less.

The property included in this exhibit is the following described four (4) lots. The lots are described as "lots" even though they are not yet platted and are only proposed. The legally correct descriptions are the metes and bounds descriptions set forth below. The property is titled and referenced as "lots" for convenience only.

LOT 1, LANTANA LAKES UNIT THREE - (PROPOSED)

Book 8314 Page 348
A portion of Section 25, Township 2 South, Range 27 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: for a POINT OF BEGINNING, BEGIN at the Northwest corner of Lot 68, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of said Current Public Records; run thence North 09°14'48" West along the Easterly boundary line of Southside Estates Unit 14, as recorded in Plat Book 21, Pages 81 and 81A of said Current Public Records, a distance of 58.50 feet to a point; run thence North 85°31'41" East, a distance of 158.25 feet to a point on the arc of a curve, having a radius of 75.00 feet and being concave Westerly; run thence Southerly along the arc of last said curve, an arc distance of 51.93 feet to a Point of Tangency of said curve (also being the Westerly right of way line of Lantana Lakes Drive West, as shown on the aforesaid plat of Lantana Lakes Unit Two), last said arc being subtended by a chord bearing and distance of South 17°22'18" East, 50.90 feet; run thence South 02°27'46" West along the Tangency of last said curve and along the Westerly right of way line of Lantana Lakes Drive West, a distance of 28.51 feet to the North line of aforesaid Lot 68, Lantana Lakes Unit Two; run thence North 87°32'14" West along last said line, a distance of 162.49 feet to the POINT OF BEGINNING.

LOT 164, LANTANA LAKES UNIT THREE - (PROPOSED)

A portion of Section 30, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: for a point of reference, COMMENCE at the Northeast corner of Lot 150, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of the Current Public Records of said County; run thence North 02°06'10" West along the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive), a distance of 100.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described; run South 88°24'36" West, parallel with the North line of aforesaid Lot 150, Lantana Lakes Unit Two, a distance of 209.03 feet to the Easterly right of way line of Lantana Lakes Drive East, as shown on the aforesaid plat of Lantana Lakes Unit Two; run thence North 23°21'30" West along last said line, a distance of 63.54 feet to the point of curvature of a curve having a radius of 55.00 feet and being concave Easterly; thence departing said right of way line, run Northerly along and around the arc of last said curve, an arc distance of 6.31 feet, said arc being subtended by a chord bearing and distance of North 20°04'17" West, 6.31 feet; run thence North 88°24'36" East, parallel with aforesaid North line of Lot 150, Lantana Lakes Unit Two, a distance of 234.01 feet to a point on the Westerly boundary line of aforesaid Block 9, Nottingham Forest Unit 2; run thence South 02°06'10" East along last said line, a distance of 65.00 feet to the POINT OF BEGINNING.

LOT 166, LANTANA LAKES UNIT THREE - (PROPOSED)

Book 8314 Pg 349

A portion of Section 30, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: BEGIN at the Northeast corner of Lot 150, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of the Current Public Records of said County; run thence South $88^{\circ}24'36''$ West along the North line of said Lot 150, a distance of 171.42 feet to the Easterly right of way line of Lantana Lakes Drive East, as shown on the aforesaid plat of Lantana Lakes Unit Two; run thence along said Easterly right of way line, the following two (2) courses and distances: Course No. 1; run thence Northerly along and around the arc of a curve concave Westerly and having a radius of 375.00 feet, an arc distance of 31.53 feet, said arc being subtended by a chord bearing and distance of North $20^{\circ}56'59''$ West, 31.52 feet; Course No. 2; North $23^{\circ}21'30''$ West, a distance of 16.43 feet; thence departing said right of way line, run North $88^{\circ}24'36''$ East, parallel with aforesaid North line of Lot 150, Lantana Lakes Unit Two, a distance of 187.56 feet to a point on the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive) of said Current Public Records; run thence South $02^{\circ}06'10''$ East along last said line, a distance of 45.00 feet to the POINT OF BEGINNING.

LOT 165, LANTANA LAKES UNIT THREE - (PROPOSED)

A portion of Section 30, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: for a point of reference, COMMENCE at the Northeast corner of Lot 150, Lantana Lakes Unit Two, as recorded in Plat Book 44, Pages 94 through 94B (inclusive) of the Current Public Records of said County; run thence North $02^{\circ}06'10''$ West along the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive), a distance of 45.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described; run South $88^{\circ}24'36''$ North parallel with the North line of aforesaid Lot 150, Lantana Lakes Unit Two, a distance of 187.56 feet to the Easterly right of way line of Lantana Lakes Drive East, as shown on the aforesaid plat of Lantana Lakes Unit Two; run thence North $23^{\circ}21'30''$ West along last said line, a distance of 59.22 feet to the point; thence departing said right of way line, run North $88^{\circ}24'36''$ East, parallel with aforesaid North line of Lot 150, Lantana Lakes Unit Two, a distance of 209.03 feet to a point on the Westerly boundary line of Block 9, Nottingham Forest Unit 2, as recorded in Plat Book 22, Pages 74 through 74C (inclusive) of said Current Public Records; run thence South $02^{\circ}06'10''$ East along last said line, a distance of 55.00 feet to the POINT OF BEGINNING.