

SUPPLEMENTAL  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS

ORANGE PARK COUNTRY CLUB

THIS SUPPLEMENTAL DECLARATION is made this 22nd day of July, 1991, by COUNTRY CLUB OF ORANGE PARK PARTNERSHIP, a Florida general partnership ("Declarant").

W I T N E S S E T H:

WHEREAS, Declarant subjected certain land owned by it to the Orange Park Country Club Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 1151, page 456 of the public records of Clay County, Florida ("Declaration");

WHEREAS, pursuant to Article VIII of the Declaration, the Declarant, so long as it is a Class B Member of the Association has the right to annex portions of the Additional Property as such term is defined in the Declaration, to the Declaration;

WHEREAS, at the time of recording this Supplemental Declaration, the Declarant is the Class B Member of the Association, and the Declarant desires to annex a portion of the Additional Property to the Declaration.

NOW, THEREFORE, in accordance with the premises, the Declarant hereby declares as follows:

1. The parcels of real property more fully described in Exhibit A attached hereto and made a part hereof ("Annexed Property") constitute a part of the Additional Property.
2. The Annexed Property is hereby subjected to all the terms and conditions of the Declaration and the Annexed Property shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions contained in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Annexed Property and shall be binding on all parties having any right, title or interest in the Annexed Property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof.
3. Upon recording of this Supplemental Declaration, the Annexed Property shall constitute "Property" as such is defined in the Declaration. The Declarant does not intend to record a plat of the parcels described within the Annexed Property provided, however, the parcels described within the Annexed Property shall constitute "Lots" as defined in the Declaration and the owners of such Lots shall have all rights and be subject to obligations as any other Owner under the Declaration and such Lots shall be subject to all terms and conditions of the Declaration.
4. Except as modified and supplemented herein, all terms and conditions of the Declaration shall remain in full force and effect.

298  
427

PREPARED BY AND RETURN  
TO:  
SHARON STRAYER LEARCH, Attorney  
HOLLAND & KNIGHT  
2000 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202

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

Signed, sealed and delivered  
in the presence of:

Kathleen A. Halter

Kathleen A. Halter  
(Type or print name)

Sharon Stravel Lempert

SHARON STRAVEL LEMPERT  
(Type or print name)

COUNTRY CLUB OF ORANGE PARK  
PARTNERSHIP

By: PARC GROUP COMMUNITIES,  
f/k/a The Stokes Fidelity  
Group, managing general  
partner  
By: FM Southeast, Inc.,  
operating venturer

By: Susan D. Wood  
Susan D. Wood

Its Authorized Agent under that  
certain corporate authorization  
recorded in Official Records  
Book 1385, page 1674, of the  
public records of Clay County,  
Florida

2220 Loch Rane Boulevard  
Orange Park, Florida 32073

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF CLAY

The foregoing instrument was acknowledged before me this  
2nd day of July, 1991, by Susan D. Wood, the Authorized  
Agent under that certain corporate authorization recorded in  
Official Records Book 1385, page 1674, of the public records of  
Clay County, Florida, of FM Southeast, Inc., a Florida  
corporation, operating venturer of PARC Group Communities, f/k/a  
The Stokes Fidelity Group, a Florida joint venture, which is the  
managing general partner of County Club of Orange Park  
Partnership, a Florida general partnership, on behalf of the  
partnership.

Sharon Stravel Lempert

(Type or print name)  
NOTARY PUBLIC

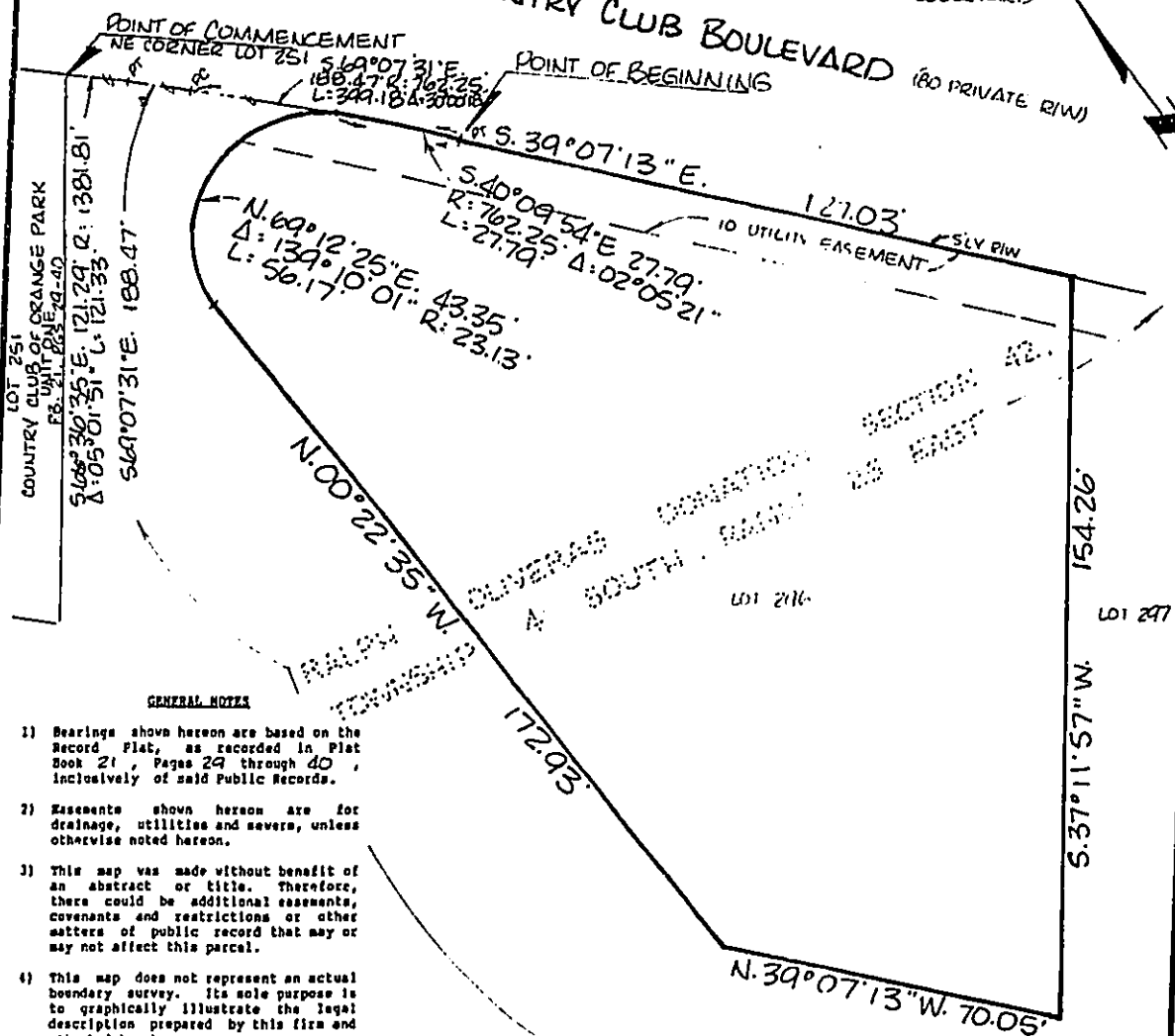
My Commission Expires:



# MAP SHOWING

8K1388PG0216

A parcel of land lying in a portion of the Ralph Oliveras Donation, Section 42, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 251, Country Club of Orange Park Unit One, as recorded Plat Book 21, Pages 29 through 40, inclusive of said Public Records; thence Southeast along the southerly right-of-way line of Country Club Boulevard (an 80 foot private right-of-way) and along and around the arc of a curve concave Northeast, having a radius of 1381.81 feet, an arc distance of 121.33 feet, said arc being subtended by a chord bearing and distance of South 66°36'35" East, 121.29 feet to the point of tangency of said curve; thence South 69°07'31" East along said line, 188.47 feet to the point of curvature of a curve leading Southeast; thence Southeast along and around the arc of a curve concave Southwesterly, having a radius of 762.25 feet, an arc distance of 399.10 feet, said arc being subtended by a chord bearing and distance of South 54°07'22" East, 394.63 feet to the point of tangency of said curve and the POINT OF BEGINNING; thence South 39°07'13" East along said southerly right-of-way line, 127.03 feet; thence South 37°11'57" West, 154.26 feet; thence North 39°07'13" West, 70.05 feet; thence North 00°22'35" West, 172.93 feet to the point of curvature of a curve leading Northeast; thence Northeast along and around the arc of a curve concave Southeast, having a radius of 23.13 feet, an arc distance of 56.17 feet, said arc being subtended by a chord bearing and distance of North 69°12'25" East, 43.35 feet to an intersection with said southerly right-of-way line of Country Club Boulevard; thence Southeast along and around the arc of a curve concave Southwesterly, having a radius of 762.75 feet, an arc distance of 27.79 feet, said arc being subtended by a chord bearing and distance of South 40°09'54" East, 27.79 feet to the POINT OF BEGINNING CONTAINING 0.4789 ACRES MORE OR LESS IN AREA RESERVING A 10 FOOT UTILITY ESMT. ADJACENT TO AND SOUTHWESTERLY OF THE SOUTHERLY R/W LINE OF COUNTRY CLUB BOULEVARD



## GENERAL NOTES

- Bearings shown hereon are based on the Record Plat, as recorded in Plat Book 21, Pages 29 through 40, inclusive of said Public Records.
- Easements shown hereon are for drainage, utilities and sewers, unless otherwise noted hereon.
- This map was made without benefit of an abstract or title. Therefore, there could be additional easements, covenants and restrictions or other matters of public record that may or may not affect this parcel.
- This map does not represent an actual boundary survey. Its sole purpose is to graphically illustrate the legal description prepared by this firm and attached hereto.

REVISED 2-23-80 (W040.517) CERTIFIED TO: COUNTRY CLUB OF ORANGE PARK PARTNERSHIP

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN ZONE A AS SHOWN ON THE 1:10,000 HAZARD BOUNDARY MAP 0010B. COMMUNITY NO 120004 DATED 7-2-81

NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE MAPPED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN AND THAT THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 412.02, FLORIDA STATUTES

SIGNED MARCH 28 19 89  
SCALE 1" = 30'

## CLARY & ASSOCIATES, INC PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 200-7703

GREGORY B. CLARY P.L.S. CERT NO 3377

## LEGEND

- CONCRETE MONUMENT
- FENCE
- IRON PIPE SET
- IRON PIPE FOUND
- CROSS CUT

JOB No 89-716

CHK By 36

11

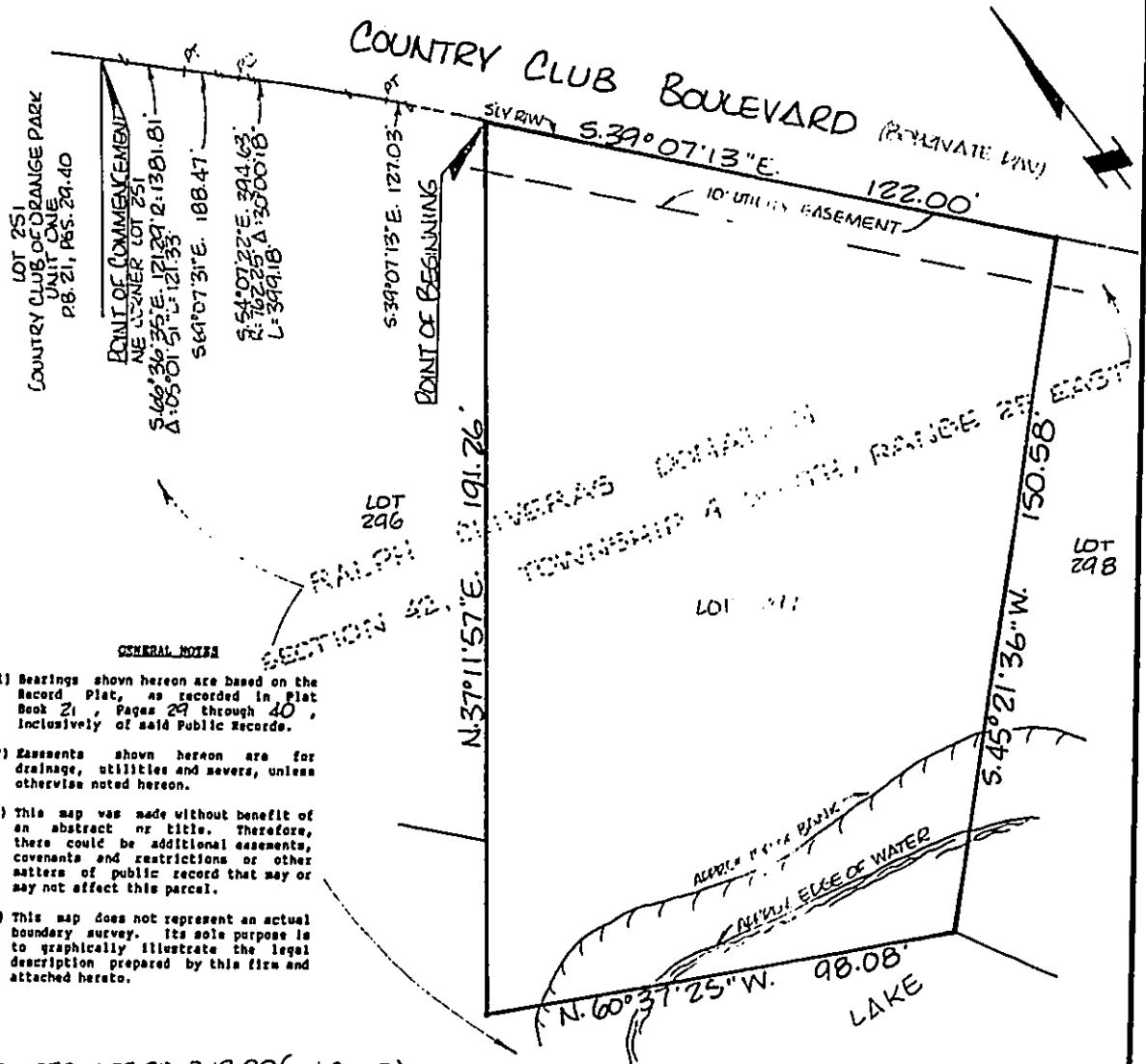
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# MAP SHOWING

8K1388P60217

A parcel of land lying in a portion of the Ralph Oliveras Donation, Section 42, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Northeasterly corner of Lot 251, Country Club of Orange Park Unit One, as recorded Plat Book 21, Pages 29 through 40, inclusive of said Public Records; thence Southeasterly along the southerly right-of-way line of Country Club Boulevard (an 80 foot private right-of-way) and along and around the arc of a curve concave Northeasterly, having a radius of 1381.81 feet, an arc distance of 121.33 feet, said arc being subtended by a chord bearing and distance of South 66°36'35" East, 121.25 feet to the point of tangency of said curve; thence South 69°07'31" East along last said line, 188.47 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Southeasterly, having a radius of 762.25 feet, an arc distance of 399.16 feet, said arc being subtended by a chord bearing and distance of South 54°07'22" East, 394.63 feet to the point of tangency of said curve; thence South 39°07'13" East along said southerly right-of-way line, 127.03 feet to the POINT OF BEGINNING; thence South 39°07'13" East along last said line, 122.00 feet; thence South 45°21'36" West, 150.58 feet; thence North 60°37'25" West, 98.08 feet; thence North 37°11'57" East, 191.26 feet to the POINT OF BEGINNING. RESERVING A 10 FOOT UTILITY EASEMENT ADJACENT TO AND SOUTHWESTERLY OF THE SOUTHERLY R/W LINE OF COUNTRY CLUB BOULEVARD Containing 0.4232 acres, more or less.

CERTIFIED TO: COUNTRY CLUB OF ORANGE PARK MEMBERSHIP



## GENERAL NOTES

- 1) Bearings shown hereon are based on the Record Plat, as recorded in Plat Book 21, Pages 29 through 40, inclusive of said Public Records.
- 2) Easements shown hereon are for drainage, utilities and sewers, unless otherwise noted hereon.
- 3) This map was made without benefit of an abstract or title. Therefore, there could be additional easements, covenants and restrictions or other matters of public record that may or may not affect this parcel.
- 4) This map does not represent an actual boundary survey. Its sole purpose is to graphically illustrate the legal description prepared by this firm and attached hereto.

REVISED 2-23-90, 3-19-90 (W0490.51)

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN ZONE "A" AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP 0070B. COMMUNITY NO. 120004 DATED 7-2-81

NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE MAPPED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION THAT THERE WERE NO ENCROACHMENTS DETECTED AS SHOWN AND THAT THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.007, FLORIDA STATUTES

SIGNED MARCH 28 19 89  
SCALE 1" = 30'

CLARY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32216  
(904) 260-7700

Gregory W. Clary  
GREGORY W. CLARY, P.L.S., CERT NO. 3377

## LEGEND

- CONCRETE MONUMENT
- FENCE
- IRON PIPE SET
- IRON PIPE FOUND
- ✕ CROSS CUT

# MAP SHOWING

BK1388PG0218

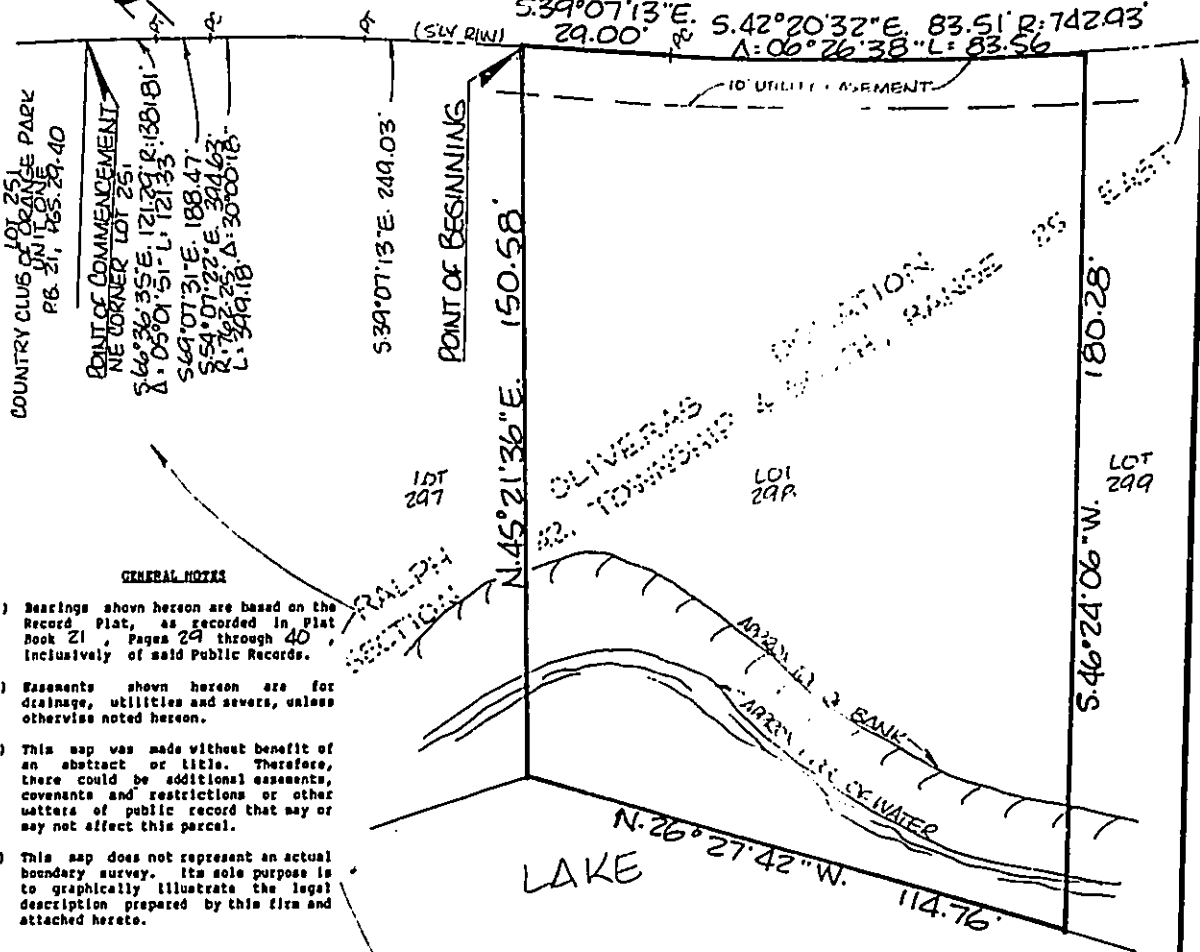
A parcel of land lying in a portion of the Ralph Oliveras Donation, Section 42, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Northeastly corner of Lot 251, Country Club of Orange Park Unit One, as recorded in Plat Book 21, Pages 29 through 40, inclusive of said Public Records; thence Southeastly along the Southerly right-of-way line of Country Club Boulevard (an 80 foot private right-of-way) and along and around the arc of a curve concave Northeastly, having a radius of 1381.81 feet, an arc distance of 121.33 feet, said arc being subtended by a chord bearing and distance of South 66°36'35" East, 121.29 feet to the point of tangency of said curve; thence South 69°07'11" East along last said line, 188.47 feet to the point of curvature of a curve leading Southeastly; thence Southeastly along and around the arc of a curve concave Southeastly, having a radius of 762.25 feet, an arc distance of 399.18 feet, said arc being subtended by a chord bearing and distance of South 54°07'22" East, 394.63 feet to the point of tangency of said curve; thence South 39°07'13" East along said Southerly right-of-way line, 249.03 feet to the POINT OF BEGINNING; thence continue South 39°07'13" East along last said line, 29.00 feet to the point of curvature of a curve leading Southeastly; thence Southeastly along and around the arc of a curve concave Northeastly, having a radius of 742.93 feet, an arc distance of 83.56 feet, said arc being subtended by a chord bearing and distance of South 42°20'32" East, 83.51 feet; thence South 46°24'06" West, 180.28 feet; thence North 26°27'42" West, 114.76 feet; thence North 45°21'36" East, 150.58 feet to the POINT OF BEGINNING.

RESERVING A 10 FOOT UTILITY EASEMENT ADJACENT TO AND SOUTHWESTERLY OF THE SOUTHERLY R/W LINE OF COUNTRY CLUB BLVD. CONTAINING 0.4180 acres, more or less.

CERTIFIED TO: COUNTRY CLUB OF ORANGE PARK, INC. MEMBERSHIP

## COUNTRY CLUB BOULEVARD (80' PRIVATE R/W)

S39°07'13"E. 29.00' S. 42°20'32"E. 83.51' P. 742.93'  
A: 06°26'38" L: 83.56



### GENERAL NOTES

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- 4) This map does not represent an actual boundary survey. Its sole purpose is to graphically illustrate the legal description prepared by this firm and attached hereto.

REVISED 2-23-90, 3-19-90 (WP# 90-517)

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN ZONE 4 AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP 0070.B, COMMUNITY NO 120004 DATED 7-2-81

NOT VALID UNLESS EMBOSSED WITH A SURVEYORS SEAL

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE MAPPED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION THAT THERE ARE NO DISCREPANCIES EXCEPT AS SHOWN AND THAT THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 412.02, FLORIDA STATUTES

SIGNED MARCH 28 19 89  
SCALE 1" = 30'

CLARY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 280-7703

Gregory B. Clary, P.E.B. CERT NO 3377

### LEGEND

- CONCRETE MONUMENT
- FENCE
- IRON PIPE SET
- IRON PIPE FOUND
- ✱ CROSS CUT

JOB No. 89-716

CHK BY 3/26/89

PG 1

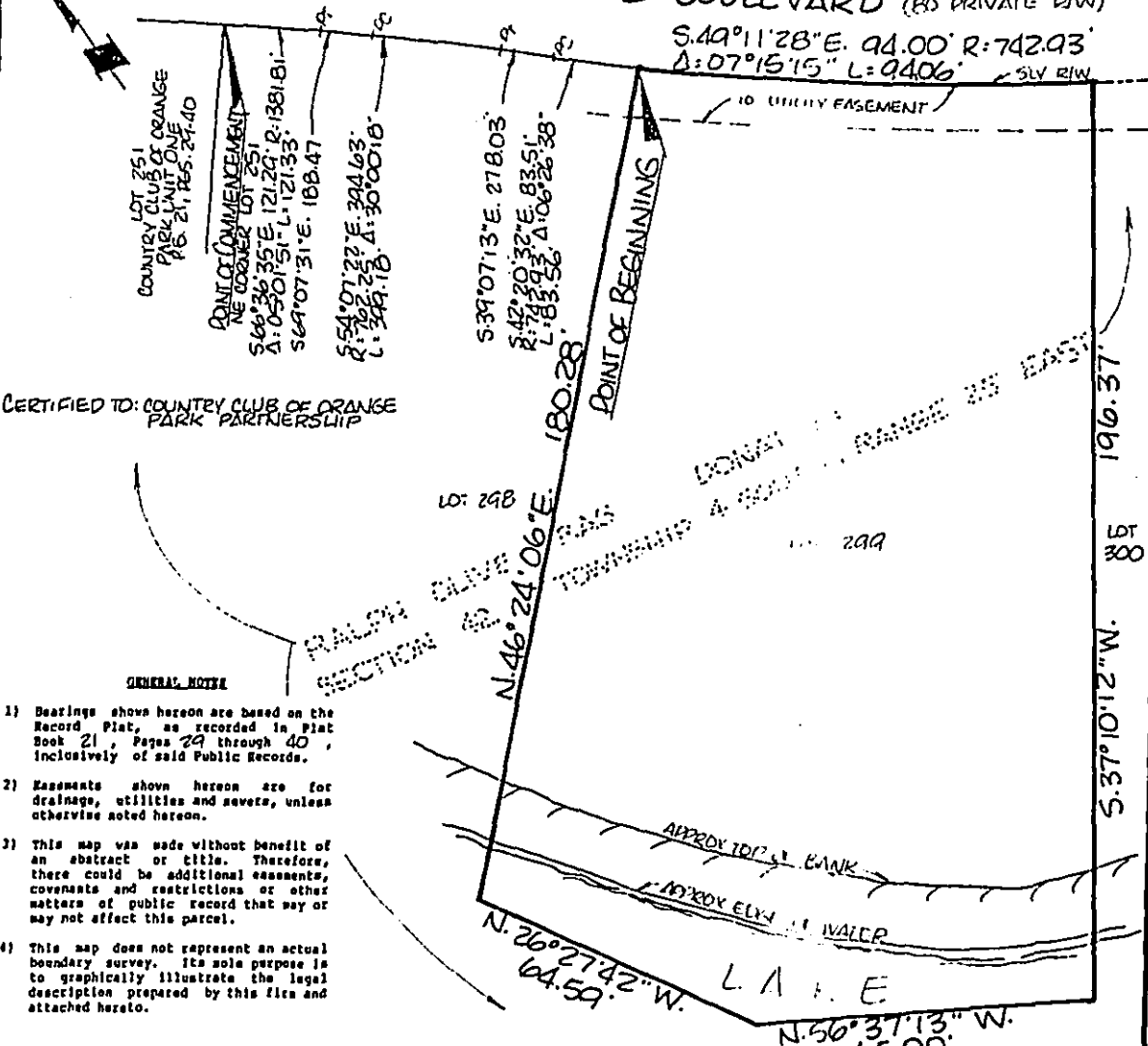
# MAP SHOWING

BK 1388PG0219

A parcel of land lying in a portion of the Ralph Oliveras Donation, Section 42, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Northeastly corner of Lot 251, Country Club of Orange Park Unit One, as recorded Plat Book 21, Pages 29 through 40, inclusive of said Public Records; thence Southeastly along the Southerly right-of-way line of Country Club Boulevard (an 80 foot private right-of-way) and along and around the arc of a curve concave Northeastly, having a radius of 1381.81 feet, an arc distance of 121.33 feet, said arc being subtended by a chord bearing and distance of South 66°36'35" East, 121.75 feet to the point of tangency of said curve; thence South 69°07'31" East along last said line, 188.47 feet to the point of curvature of a curve leading Southeastly; thence Southeastly along and around the arc of a curve concave Southwestly, having a radius of 762.25 feet, an arc distance of 399.18 feet, said arc being subtended by a chord bearing and distance of South 54°07'22" East, 394.63 feet to the point of tangency of said curve; thence South 39°07'13" East along said Southerly right-of-way line, 278.03 feet to the point of curvature of a curve leading Southeastly; thence Southeastly along and around the arc of a curve concave Northeastly, having a radius of 742.93 feet, an arc distance of 83.55 feet, said arc being subtended by a chord bearing and distance of South 42°20'32" East, 83.51 feet to the POINT OF BEGINNING; thence continue Southeastly along last said line along and around the arc of a curve concave Northeastly, having a radius of 742.93 feet, an arc distance of 94.06 feet, said arc being subtended by a chord bearing and distance of South 49°11'28" East, 94.00 feet; thence South 37°10'12" West, 196.37 feet; thence North 56°37'13" West, 65.00 feet; thence North 26°27'42" West, 64.59 feet; thence North 46°24'06" East, 180.28 feet to the POINT OF BEGINNING CONTAINING 0.4923 ACRES, MORE OR LESS IN AREA. REFERRING A 10 FOOT UTILITY EASEMENT LYING ADJACENT TO AND SOUTHWESTLY OF THE SOUTHERLY R/W LINE OF COUNTRY CLUB BOULEVARD

COUNTRY CLUB BOULEVARD (80' PRIVATE R/W)

S. 49°11'28" E. 94.00' R: 742.93'  
A: 07°15'15" L: 94.06' SLY R/W



CERTIFIED TO: COUNTRY CLUB OF ORANGE PARK PARTNERSHIP

## GENERAL NOTE

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REVISED 7-23-90, 3-19-90 (WD#00.517)

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN ZONE A AS SHOWN ON FIA FLOOD HAZARD BOUNDARY MAP 00708 COMMUNITY NO 120001 DATED 7-2-81

NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE MAPPED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.07, FLORIDA STATUTES

SIGNED MARCH 28 19 89  
SCALE 1" = 30'

CLARY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 260-2703

GREGORY B. CLARY, P.L.S. CERT NO 3377

## LEGEND

- CONCRETE MONUMENT
- FENCE
- IRON PIPE SET
- IRON PIPE FOUND
- \* CROSS CUT

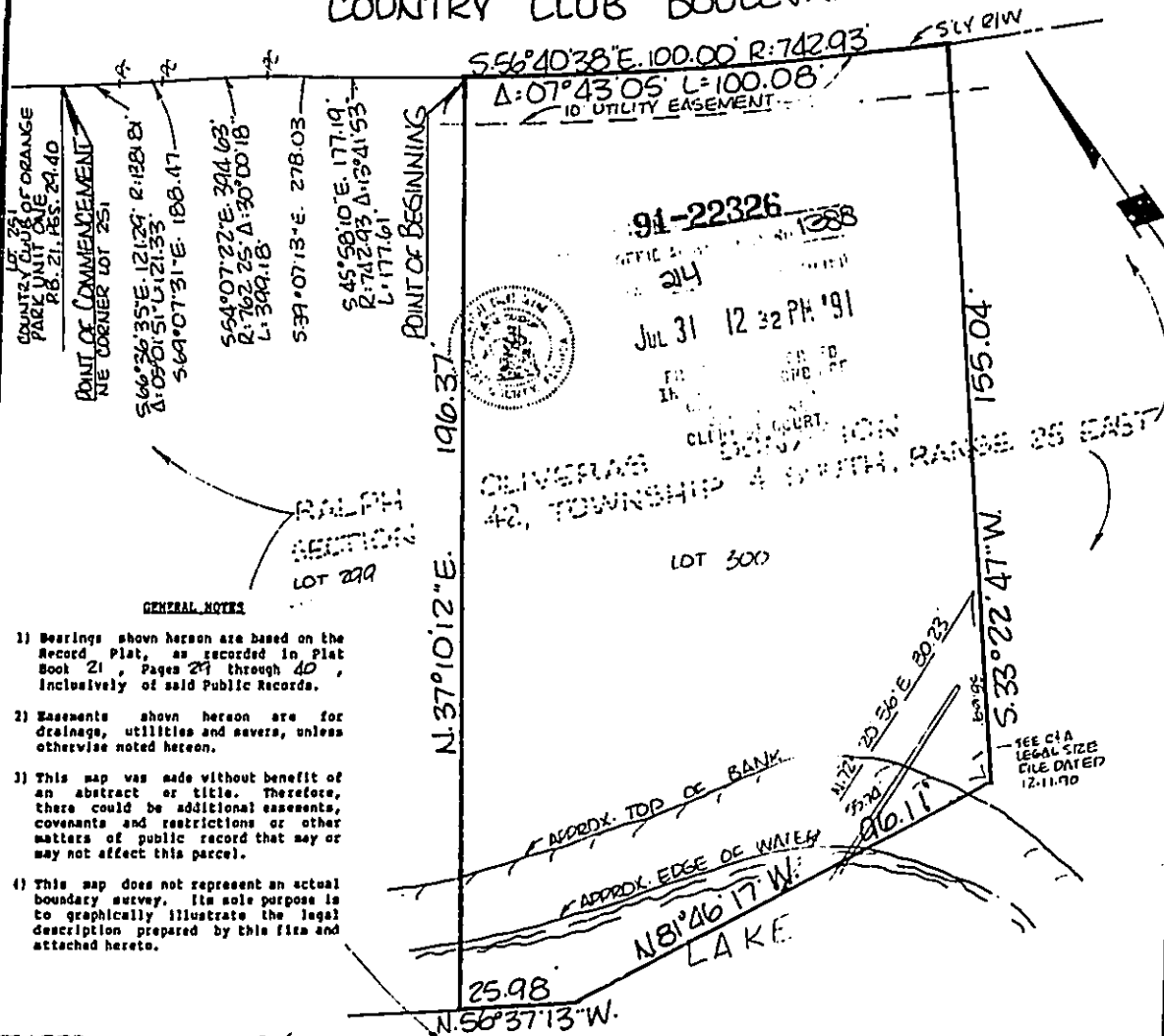
# MAP SHOWING

BK 1388 PG 0220

A parcel of land lying in a portion of the Ralph Oliveras Donation, Section 42, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Northeasterly corner of Lot 251, Country Club of Orange Park Unit One, as recorded Plat Book 21, Pages 29 through 40, inclusive of said Public Records; thence Southeasterly along the Southerly right-of-way line of Country Club Boulevard (an 80 foot private right-of-way) and along and around the arc of a curve concave Northeasterly, having a radius of 1381.81 feet, an arc distance of 121.33 feet, said arc being subtended by a chord bearing and distance of South 66°36'35" East, 121.29 feet to the point of tangency of said curve; thence South 69°07'31" East along last said line, 188.47 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Southwesterly, having a radius of 762.25 feet, an arc distance of 399.18 feet, said arc being subtended by a chord bearing and distance of South 54°07'22" East, 394.63 feet to the point of tangency of said curve; thence South 39°07'13" East along said Southerly right-of-way line, 278.03 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Northeasterly, having a radius of 742.93 feet, an arc distance of 177.61 feet, said arc being subtended by a chord bearing and distance of South 45°58'10" East, 177.19 feet to the POINT OF BEGINNING; thence continue Southeasterly along last said line along and around the arc of a curve concave Northeasterly, having a radius of 742.93 feet, an arc distance of 100.08 feet, said arc being subtended by a chord bearing and distance of South 56°40'38" East, 100.00 feet; thence South 33°22'47" West, 155.04 feet; thence North 81°46'17" West, 96.11 feet; thence North 56°37'13" West, 25.98 feet; thence North 37°10'12" East, 196.37 feet to the POINT OF BEGINNING.

RESERVING A 10 FOOT UTILITY EASEMENT ADJACENT TO AND SOUTHWESTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB BOULEVARD Containing 0.4357 acres, more or less.

CERTIFIED TO: COUNTRY CLUB OF ORANGE PARK PARTNERSHIP  
COUNTRY CLUB BOULEVARD (80 PRIVATE RW)



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- 4) This map does not represent an actual boundary survey. Its sole purpose is to graphically illustrate the legal description prepared by this firm and attached hereto.

REVISED 2-23-90, 3-19-90 (W0490.517)

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN ZONE A AS SHOWN ON F.I.A. FLOOD HAZARD BOUNDARY MAP D070B.  
COMMUNITY NO 120064 DATED 7-2-81

NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE MAPPED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION. THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 412.001, FLORIDA STATUTES.

SIGNED MARCH 28 19 89  
SCALE 1" = 30'

CLARY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32216  
(904) 255-4703

GREGORY B. CLARY, P.L.S. CERT. NO. 3377

## LEGEND

- CONCRETE MONUMENT
- FENCE
- IRON PIPE SET
- IRON PIPE FOUND
- ✕ CROSS CUT