

THIS DOCUMENT PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FL 32202-4907

Public Records of
St. Johns County, FL
Clerk # 2013031981,
O.R. 3730 PG 1198-1200
05/14/2013 at 03:50 PM,
REC. \$13.00 SUR. \$14.00

**SUPPLEMENTARY DECLARATION OF COVENANTS AND
RESTRICTIONS FOR KELLY POINTE**

THIS SUPPLEMENTARY DECLARATION is made effective May 13, 2013, by **KELLY POINTE, LLC**, a Florida limited liability company ("Developer"), having an address of 4314 Pablo Oaks Courts, Jacksonville, Florida 32224.

WITNESSETH:

WHEREAS, Developer executed the Declaration of Covenants and Restrictions for Kelly Pointe, recorded in Official Records Book 3285, page 1769, as amended by the First Amendment to Declaration of Covenants and Restrictions recorded in Official Records Book 3435, page 1306, both of the public records of St. Johns County, Florida (collectively, the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof; and

WHEREAS, the Developer wishes to subject additional lands to the Declaration pursuant to Section 3.2 of the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.
2. The Developer hereby declares that the land described on **Exhibit "A"** attached hereto is hereby added to the Property under the Declaration and such land and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time.
3. This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

IN WITNESS WHEREOF, the Developer has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

KELLY POINTE, LLC,
a Florida limited liability company

Janean C. Baker
JANEAN C. BAKER
(Print Name)

By: Jed V. Davis
Jed V. Davis
Its Vice President

Helen S. Lundquist
HELEN S. LUNDQUIST
(Print Name)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 13th day of May, 2013 by Jed V. Davis, the Vice President of **KELLY POINTE, LLC**, a Florida limited liability company, on behalf of the company.

Helen S. Lundquist
Print Name: _____
NOTARY PUBLIC, State of Florida at Large
Commission #: _____
My Commission Expires: _____
Personally Known: _____
or Produced I.D.: _____
[check one of the above]
Type of Identification Produced: _____



EXHIBIT A

[Additional Property]

All lots and other land shown on plat of Kelly Pointe at Nocatee Phase 4, recorded in Plat Book 68, pages 84 through 88, inclusive, in the public records of St. Johns County, Florida.