

**Prepared by and Return to:**

Shannon Sheppard, Esq.  
Smolker, Bartlett, Loeb, Hinds & Sheppard, P.A.  
100 North Tampa Street, Suite 2050  
Tampa, Florida 33602  
(813) 223-3888  
File No: 14999

**SECOND SUPPLEMENTARY DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR THE VILLAS AT NOCATEE**

**THIS SECOND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT NOCATEE** (this "Supplementary Declaration") is made by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership ("Declarant"), whose address is 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081.

**RECITALS**

A. Declarant and Split Pine Development, LLC, a Florida limited liability company ("Split Pine"), executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Villas at Nocatee recorded in Official Records Book 16801, Page 1253, as supplemented by Supplementary Declaration of Covenants, Conditions, Restrictions and Easements for the Villas at Nocatee recorded in Official Records Book 16936, Page 1992, and as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Villas at Nocatee recorded in Official Records Book 17022, Page 1978, and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Villas at Nocatee, recorded in Official Records Book 17058, Page 266, all of the Public Records of Duval County, Florida (as supplemented and amended, the "Declaration").

B. Section 12 of Article VIII provides that Declarant shall have the sole right to annex additional land to the scope and effect of the Declaration so long as Declarant owns any portion of the Property, and Section 5 of Article VIII provides that Declarant has the unilateral right to amend the Declaration until such time as Declarant has transferred control of the Association to the other Owners.

C. Section 2 of Article X provides that Split Pine's consent is required for the annexation of additional land to the scope and effect of the Declaration until Declarant has purchased from Split Pine (or its successors or assigns) all of the platted residential lots shown on the Plat of The Villas at Nocatee Phase One (the "Phase 1 Plat").

D. As of October 27, 2014, Declarant had purchased from Split Pine all of the platted residential lots shown on the Phase 1 Plat.

E. As of the date hereof, Declarant owns and holds fee simple title in and to a portion of the Property, and Declarant has not transferred control of the Association to the other Owners.

F. Declarant also owns and holds fee simple title to that certain real property more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "Phase 2 Property").

G. Declarant desires to supplement and amend the Declaration in order to (i) annex the Phase 2 Property to the Declaration and extend the jurisdiction of the Association to the Phase 2 Property and (ii) designate portions of the Phase 2 Property as Common Area.

### **SUPPLEMENTS AND AMENDMENTS**

NOW THEREFORE, Declarant hereby declares as follows:

1. Recitals; Defined Terms. The Recitals set forth above are true and correct and are incorporated herein by reference and made a part of this Supplementary Declaration. Capitalized terms appearing in this Supplementary Declaration that are defined in the Declaration and not otherwise defined herein shall have the meanings assigned to them in the Declaration.

2. Additional Property. Declarant hereby declares that the Phase 2 Property is subjected to all of the terms and conditions of the Declaration and the jurisdiction of the Association. The term "Property" as defined in the Declaration is hereby amended to add the Phase 2 Property. All Owners of land within the Phase 2 Property shall be governed by the terms and conditions of the Declaration. The plat of the Phase 2 Property recorded in Plat Book 68, Page 5 of the Public Records of Duval County, Florida (the "Phase 2 Plat") describes uses of common areas, easements and other tracts described therein, which, together with the Declaration, shall govern the use of such parcels. Declarant reserves the right to annex additional lands to the Property as provided for in the Declaration.

3. Common Area. Declarant hereby designates the following tracts of land, as shown on the Phase 2 Plat, as Common Area under the Declaration. Such Common Property shall be maintained by the Association.

Tract A:	Open Space
Tract B:	Open Space
Tract C:	Open Space
Tract D:	Conservation Area
Tract E:	Conservation Area
Wingstone Drive:	50' Private Right-of-Way

4. Ratification of Declaration; Conflicts. Except as supplemented and modified hereby, the Declaration is unchanged, remains in full force and effect and is hereby ratified by the Declarants. In the event of any conflict between the terms of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

5. Effective Date. This Supplementary Declaration shall become effective upon its recordation in the Public Records of Duval County, Florida.

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

**WITNESSES:**

**STANDARD PACIFIC OF FLORIDA,**  
a Florida general partnership

By: Standard Pacific of Florida GP, Inc.,  
a Delaware corporation,  
its managing general partners

Darla Hysmith  
Print Name: Darla Hysmith  
[Signature]  
Print Name: [Signature]

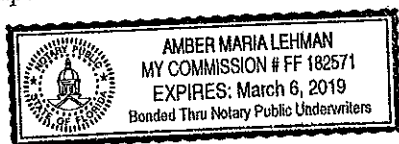
By: [Signature]  
Maurice Rudolph,  
Vice President – Land Operations

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2015, by Maurice Rudolph, as Vice President – Land Operations of Standard Pacific of Florida GP, Inc., a Delaware corporation, in its capacity as the managing general partner of Standard Pacific of Florida, a Florida general partnership, on behalf of said corporation and general partnership. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

Notary Stamp:



[Signature]  
Printed Name of Notary Public:  
Amber Maria Lehman

**EXHIBIT A**

**PHASE 2 PROPERTY**

All of Villas at Nocatee Phase Two, according to the map or plat thereof, recorded in Plat Book 68, Page 5, Public Records of Duval County, Florida.

Containing 30.31 acres more or less.