

Prepared by and Return to  
Marcia H. Langley, Esq.  
Greenberg Traurig, PA  
5100 Town Center Circle  
Suite 400  
Boca Raton, FL 33486

**SUPPLEMENTAL DECLARATION  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS FOR BARTRAM SPRINGS  
AND  
NOTICE OF ASSESSMENTS FOR BARTRAM SPRINGS HOMEOWNERS  
ASSOCIATION, INC.**

(Bartram Springs, MultiFamily)  
ST. JOHNS COUNTY

**THIS INSTRUMENT** is made this 10<sup>th</sup> day of March, 2005, by Sandler at Bartram Lakes, L.L.C., a Virginia limited liability company authorized to do business in Florida ("Developer").

**RECITALS**

A. Developer subjected certain lands owned by it to the Declaration of Covenants, Conditions, Restrictions and Easements for Bartram Springs and Notice of Assessments for Bartram Springs Homeowners Association, Inc. as recorded in Official Records Book 10927, page 1874, in the current public records of Duval County, Florida, as same has been previously supplemented and/or amended ("Declaration").

B. Pursuant to Article 2 of the Declaration, Developer has the right to annex to the Property and to subject to the Declaration any Additional Property, as defined in the Declaration and to vary the terms of the Declaration so as to reflect any unique characteristics of a particular portion of the Property.

C. The land more fully described in Exhibit A attached hereto (the "Property") which will be platted as a part of the Additional Property.

D. Developer desires to annex the Property in accordance with the terms and conditions set forth herein and in the Declaration.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. All provisions of the Recitals are true and correct.

2. Except as specifically set forth herein, the Property is hereby subjected to the terms and conditions of the Declaration and shall be held, conveyed and occupied subject to the easements, conditions and covenants set forth in the Declaration which are for the purpose of protecting the value and desirability of the Property and all property subject to the Declaration and which shall run with the title to the Property and shall be binding upon all parties having any right, title or interest in the Property or any part(s) thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

3. The Owners of all Lots in the Property shall be Class A Members of the Association and each Lot shall have associated with it one vote in Association matters.

4. Section 8.8 of the Declaration shall not be applicable to the Property. However, the Property shall be subject to the following in place thereof:

The minimum square footage of the heated and air-conditioned space within the dwellings located on the Property shall be 1,100 square feet, the minimum lot width shall be sixteen (16) feet, and the setbacks applicable to the townhome Lots shall be:

Front Set Back	20 feet
Rear Set Back	10 feet
Side Set Back (interior lot and inside line of exterior lot)	0 feet
Side Set Back (exterior line of exterior lot)	5 feet

5. Except as supplemented and modified herein, all terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date first above written.

Signed, sealed and delivered  
In the present of :

SANDLER AT BARTRAM LAKES, L.L.C., a  
Virginia limited liability company

Susan Orleans  
Print Name: Susan Orleans

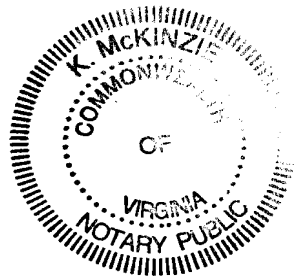
Victor Hardy  
Print Name: Victor Hardy

By: [Signature]  
Print Name Nathan D. Benson  
Its Manager

STATE OF VIRGINIA

COUNTY OF Virginia Beach

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Nathan Benson, the Manager of Sandler at Bartram Lakes, L.L.C., a Virginia limited liability company, authorized to do business in Florida, on behalf of the limited liability company. He  is personally known to me or  produced N/A as identification.



Print Name: K. McKinzie  
Notary Public – State of Virginia  
My commission expires: 09-30-06  
Commission number: N/A

CONSENT OF ASSOCIATION

The undersigned, President of Bartram Springs Homeowners Association, Inc. ("Association") hereby consents to the recording of this Declaration and agrees to undertake all obligations and assume all rights of the Association pursuant to this Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Bartram Springs and Notice of Assessments for Bartram Springs Homeowners Association, Inc. for Bartram Springs, Unit 2 and Bartram Springs, Unit 3A.

IN WITNESS WHEREOF, the undersigned sets its hand and seal this 10<sup>th</sup> day of March, 2005.

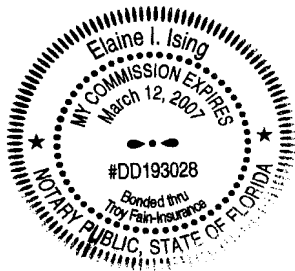
COPY

BARTRAM SPRINGS  
HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_  
Name: J. Thomas Gillette III  
Its: President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2005, by J. Thomas Gillette, III, who is personally known to the undersigned or who produced Known as identification, and he acknowledged to and before me that he executed the same as the \_\_\_\_\_ President of Bartram Springs Homeowners Association, Inc., a Florida not for profit corporation, for and on behalf of said corporation.



Elaine I. Ising  
Print Name: ELAINE I. ISING  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires: 3/12/07  
Commission number: DD193028  
[ Seal ]

CONSENT OF BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT

The undersigned, J. Thomas Gillette II of Bartram Springs Community Development District ("CDD") hereby consents to the recording of this Declaration and agrees to undertake all obligations and assume all rights of the CDD pursuant to this Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Bartram Springs and Notice of Assessments for Bartram Springs Homeowners Association, Inc.

IN WITNESS WHEREOF, the undersigned sets its hand and seal this 10<sup>th</sup> day of March, 2005.

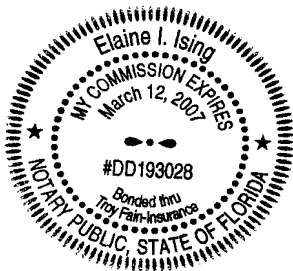
BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]  
Name: J. Thomas Gillette II  
Its: Chairman

COPY

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2005, by J. Thomas Gillette II, who is personally known to the undersigned or who produced Known as identification, and he acknowledged to and before me that he executed the same as the Chairman of Bartram Springs Community Development District, for and on behalf of said District.



Elaine I. Ising  
Print Name: ELAINE I. ISING  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires: 3/12/07  
Commission number: DD193028  
[ Seal ]

CONSENT OF MORTGAGEE

The undersigned is the holder of that certain Mortgage recorded in Official Records Volume 10716, Page 320, amended and restated in Official Records Book 10963, Page 2156, Second Amended and Restated in Official Records Book 11553 Page 857, all of the current public records of Duval County, Florida and that certain Mortgage recorded in Official Records Book 1835, Page 1701, Amended and Restated in Official Records Book 1913, Page 176, of the public records of St. Johns County, Florida , Second Amended and Restated in Official Records Book 2114, Page 1756, all of the current public records of St. Johns County, Florida ("Mortgage"), and hereby consents to the recording of the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Bartram Springs, Unit 2 and Bartram Springs, Unit 3A and subordinates the lien of its Mortgage to the terms and conditions thereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed in its name this 10<sup>th</sup> day of MARCH, 2005.

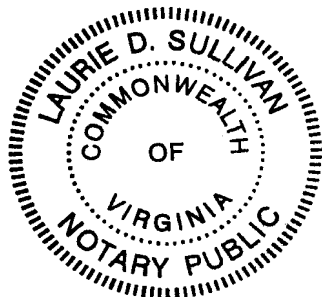
Witnesses: Patricia Bazemore  
Print Name: Patricia Bazemore  
Suzanne Bryson  
Print Name: Suzanne Bryson

BANK OF AMERICA, N.A.  
By: Russell A. Carter  
Print Name: Russell A. Carter  
Title: Vice President

(CORPORATE SEAL)

STATE OF VIRGINIA  
~~COUNTY~~ OF  
CITY OF NORFOLK

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2005, by Russell A. Carter, who is personally known to the undersigned or who produced n/a as identification, and he acknowledged to and before me that he executed the same as the Vice President of Bank of America, N.A., a national association, for and on behalf of said national association.



Laurie D. Sullivan  
Print Name: Laurie D. Sullivan  
NOTARY PUBLIC, STATE OF FLORIDA Virginia  
My commission expires: 8/31/08  
Commission number:  
[ Seal ]

**LEGAL DESCRIPTION**  
**Multi-Family Parcel**

A portion of Sections 32 and 33, Township 4 South, Range 28 East, Duval County, Florida, together with a portion of Sections 4 and 5, Township 5 South, Range 28 East, St. Johns County, Florida, together with a portion of Tract D, Bartram Springs Unit 1A, as described and recorded in Plat Book 55, Pages 81, 81A through 81R of the current Public Records of said Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 5, thence South  $89^{\circ} 29' 04''$  West, along the Northerly line of said Section 5, a distance of 25.30 feet to the Point of Beginning.

From said Point of Beginning, thence South  $13^{\circ} 18' 39''$  West, departing said Northerly line of Section 5, a distance of 31.79 feet; thence South  $32^{\circ} 47' 06''$  East, 105.09 feet; thence South  $23^{\circ} 20' 27''$  East, 75.67 feet; thence South  $20^{\circ} 46' 56''$  East, 54.67 feet; thence South  $20^{\circ} 12' 06''$  East, 11.24 feet; thence South  $59^{\circ} 38' 34''$  West, 44.65 feet; thence South  $46^{\circ} 50' 23''$  West, 37.25 feet; thence North  $60^{\circ} 28' 36''$  West, 33.81 feet; thence South  $66^{\circ} 01' 07''$  West, 80.33 feet; thence North  $86^{\circ} 44' 51''$  West, 82.44 feet; thence North  $71^{\circ} 59' 01''$  West, 87.84 feet; thence North  $63^{\circ} 31' 53''$  West, 82.59 feet; thence South  $82^{\circ} 23' 09''$  West, 38.72 feet; thence North  $08^{\circ} 17' 03''$  West, 53.14 feet; thence North  $05^{\circ} 47' 21''$  West, 87.75 feet; thence North  $51^{\circ} 01' 19''$  West, 71.70 feet; thence North  $78^{\circ} 31' 55''$  West, 74.71 feet; thence North  $85^{\circ} 00' 35''$  West, 84.44 feet; thence South  $77^{\circ} 48' 11''$  West, 43.92 feet; thence North  $29^{\circ} 03' 34''$  West, 34.69 feet; thence South  $88^{\circ} 21' 07''$  West, 27.61 feet; thence North  $39^{\circ} 31' 21''$  West, 25.29 feet to a point lying on the Easterly limited access right of way line of Interstate Highway No. 95, a variable width limited access right of way per Florida Department of Transportation Right of Way Map, Section 72280-2403, dated April 1, 1964; thence North  $89^{\circ} 27' 21''$  East, along said Easterly limited access right of way line, 6.91 feet; thence North  $40^{\circ} 25' 52''$  West, continuing along said Easterly limited access right of way line, 668.81 feet; thence North  $69^{\circ} 45' 13''$  East, departing said Easterly limited access right of way line, 45.93 feet; thence North  $89^{\circ} 38' 51''$  East, 39.98 feet; thence North  $51^{\circ} 04' 41''$  East, 89.98 feet; thence North  $10^{\circ} 03' 11''$  East, 92.38 feet; thence North  $19^{\circ} 26' 20''$  East, 96.18 feet; thence North  $45^{\circ} 57' 51''$  East, 111.62 feet; thence South  $74^{\circ} 37' 59''$  East, 31.37 feet; thence North  $71^{\circ} 59' 19''$  East, 71.68 feet; thence North  $57^{\circ} 07' 17''$  East, 66.10 feet; thence South  $75^{\circ} 08' 09''$  East, 19.20 feet; thence North  $89^{\circ} 25' 10''$  East, 107.95 feet; thence North  $43^{\circ} 43' 37''$  East, 56.28 feet; thence North  $64^{\circ} 22' 26''$  East, 9.85 feet; thence South  $75^{\circ} 11' 59''$  East, 41.55 feet; thence North  $79^{\circ} 33' 29''$  East, 59.43 feet; thence North  $65^{\circ} 57' 43''$  East, 52.69 feet; thence North  $28^{\circ} 50' 53''$  East, 131.27 feet; thence North  $75^{\circ} 32' 47''$  West, 47.64 feet; thence North  $29^{\circ} 33' 58''$  East, 10.72 feet; thence North  $00^{\circ} 44' 29''$  West, 47.47 feet; thence North  $60^{\circ} 01' 21''$  East, 11.29 feet; thence North  $83^{\circ} 14' 23''$  East, 65.05 feet; thence South  $84^{\circ} 47' 57''$  East, 56.34

feet; thence South 43° 07' 21" East, 61.24 feet; thence North 71° 15' 07" East, 102.68 feet to a point lying on a Southeasterly boundary line of Bartram Springs Unit 1B, as described and recorded in Plat Book 56, Pages 46, 46A through 46M of said current Public Records; thence South 23° 28' 30" East, along said Southeasterly boundary line, 93.84 feet; thence South 61° 47' 54" West, departing said Southeasterly boundary line, 38.66 feet; thence South 30° 23' 29" West, 47.58 feet; thence South 17° 09' 36" East, 72.67 feet; thence North 86° 23' 30" East, 43.31 feet; thence South 05° 31' 06" East, 10.00 feet; thence South 36° 49' 52" West, 40.16 feet; thence South 14° 55' 31" West, 29.29 feet; thence South 46° 08' 56" West, 22.58 feet; thence South 87° 26' 46" West, 45.33 feet; thence South 61° 45' 13" West, 123.20 feet; thence South 14° 43' 30" East, 140.83 feet; thence South 25° 29' 57" East, 112.64 feet; thence South 65° 58' 19" East, 55.24 feet; thence South 89° 54' 45" East, 69.93 feet; thence North 63° 59' 26" East, 80.53 feet; thence North 77° 06' 14" East, 96.70 feet; thence North 68° 32' 22" East, 63.52 feet; thence South 87° 24' 44" East, 57.80 feet; thence North 70° 00' 57" East, 88.52 feet; thence South 89° 50' 22" East, 99.57 feet; thence North 47° 40' 58" East, 120.36 feet; thence South 70° 50' 25" East, 122.77 feet; thence North 60° 59' 12" East, 122.53 feet; thence South 88° 30' 56" East, 50.86 feet; thence North 48° 52' 10" East, 75.10 feet; thence North 15° 10' 03" West, 54.91 feet; thence North 63° 00' 36" East, 36.28 feet; thence South 86° 58' 53" East, 33.42 feet; thence North 70° 12' 07" East, 109.75 feet; thence South 46° 02' 03" East, 26.03 feet; thence South 71° 35' 21" East, 6.71 feet; thence North 58° 54' 27" East, 32.88 feet; thence South 71° 35' 21" East, 20.24 feet; thence North 44° 48' 46" East, 44.90 feet; thence North 02° 36' 23" West, 44.93 feet; thence North 37° 44' 09" East, 42.87 feet; thence North 81° 47' 54" East, 48.77 feet; thence North 37° 15' 09" East, 148.75 feet to the point of curvature of a curve concave Southeasterly, having a radius of 275.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 21° 06' 18", an arc length of 101.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 47° 48' 18" East, 100.72 feet; thence North 58° 21' 27" East, 109.48 feet; thence North 15° 38' 14" West, 47.68 feet; thence North 24° 47' 40" West, 70.76 feet; thence North 62° 06' 20" West, 11.90 feet; thence North 39° 00' 41" East, 29.45 feet to a point lying on the Westerly right of way line of Bartram Springs Parkway, a 110 foot right of way per said Bartram Springs Unit 1A; thence Southeasterly, along said Westerly right of way line and along the arc of a curve concave Northeasterly, having a radius of 1080.00 feet, through a central angle of 00° 50' 03", an arc length of 15.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 42° 08' 59" East, 15.72 feet; thence South 42° 34' 00" East, continuing along said Westerly right of way line, 217.59 feet; thence South 44° 31' 31" West, departing said Westerly right of way line and along the Northerly prolongation of the Westerly boundary line of said Bartram Springs Unit 1A and along said Westerly boundary line, 82.55 feet; thence North 43° 44' 28" West, departing said Westerly boundary line, 41.88 feet; thence North 01° 41' 15" West, 25.16 feet; thence South 58° 21' 27" West, 122.63 feet; thence South 47° 36' 14" West, 79.84 feet; thence South 37° 15' 09" West, 246.87 feet; thence South 47° 27' 00" West, 159.97 feet; thence South 07° 52' 25" West, 4.02 feet; thence South 62° 36' 36" West, 30.62 feet; thence South 07° 52' 25" West, 64.31 feet; thence South 30° 19' 40" West, 91.41 feet; thence South 16° 04' 33" West, 71.56 feet; thence South 57° 07' 57" West, 123.94 feet; thence South 15° 58' 54" West, 96.94



feet; thence North  $87^{\circ} 08' 26''$  West, 67.32 feet; thence South  $62^{\circ} 45' 10''$  West, 133.17 feet; thence South  $67^{\circ} 19' 39''$  West, 184.91 feet; thence South  $76^{\circ} 35' 20''$  West, 153.97 feet; thence South  $31^{\circ} 26' 42''$  West, 70.94 feet; thence South  $69^{\circ} 29' 29''$  West, 94.19 feet; thence South  $67^{\circ} 42' 57''$  West, 38.36 feet; thence South  $76^{\circ} 26' 34''$  West, 43.57 feet; thence South  $77^{\circ} 54' 04''$  West, 71.97 feet; thence South  $49^{\circ} 43' 23''$  West, 67.44 feet; thence South  $13^{\circ} 18' 39''$  West, 32.67 feet to the Point of Beginning.

Containing 32.10 acres, more or less.

COPY