

Prepared by and Return to:
Shannon Sheppard, Esq.
Smolker, Bartlett, Loeb, Hinds and Sheppard, P.A.
100 North Tampa Street, Suite 2050
Tampa, Florida 33602
(813) 223-3888
File Number: 14994

**SECOND SUPPLEMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR CELESTINA – ADDING PHASE 2A**

THIS SECOND SUPPLEMENT to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Celestina is made as of this 18th day of December, 2015, by STANDARD PACIFIC OF FLORIDA, a Florida general partnership, with an office at 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081 (hereafter referred to as “Declarant”).

RECITALS:

WHEREAS, Declarant executed that certain Master Declaration of Covenants, Conditions, Restrictions, and Easements for Celestina recorded on April 28, 2015 in Official Records Book 4020, Page 1, of the Public Records of St. Johns County, Florida (as amended and supplemented through the date hereof, the “Master Declaration”);

WHEREAS, pursuant to the authority given Declarant in Article II, Section 1 of the Master Declaration, Declarant has the right to annex additional property to the terms and conditions of the Master Declaration without Association or other third-party approval.

NOW THEREFORE, Declarant hereby supplements and amends the Master Declaration as follows (all capitalized terms used herein have the same meanings as defined in the Master Declaration).

1. Recitals. The recitals hereto are acknowledged as true and correct and are incorporated herein by reference.

2. Annexed Property. The term “Property” as defined in the Master Declaration is hereby amended to add the following real property:

CELESTINA PHASE 2A, according to the plat thereof as recorded in Map Book 77, Pages 84 through 90, Public Records of St. Johns County, Florida (the “Phase 2A Property”).

The Phase 2A Property is hereby subjected to all of the terms and conditions of the Master Declaration and the jurisdiction of the Association. All Owners of land within the Phase 2A Property shall be governed by the terms and conditions of the Master Declaration. Declarant reserves the right to annex additional lands to the Property as provided for in the Master Declaration.

3. Association Property. The following Common Areas within the Phase 2A Property shall be owned and maintained by the Association:

TRACT	DESCRIPTION
Tract A	Open Space
Astra Way	Right-of-Way
Marinda Place	Right-of-Way
Maleda Way	Right-of-Way

4. Common Area Maintained by the CDD. The following Common Areas within the Phase 2A Property shall be owned and maintained by the CDD:

TRACT	DESCRIPTION
Tract B	Stormwater Management Facility / Open Space

5. Ratification of Master Declaration. Except as supplemented and modified hereby, the Master Declaration is unchanged, remains in full force and effect and is hereby ratified by the Declarant.

[signature page follows]

IN WITNESS WHEREOF, the Declarant has caused this Second Supplement to be duly executed on the date stated above.

WITNESSES:

STANDARD PACIFIC OF FLORIDA,
a Florida general partnership

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

By: *John Marcy*
Print Name: JOHN MARCY

By: *Maurice Rudolph*
Maurice Rudolph,
Vice President – Land Operations

By: *Brenda Martin*
Print Name: Brenda Martin

STATE OF FLORIDA

COUNTY OF St John

The foregoing instrument was acknowledged before me this 18th day of December, 2015, by Maurice Rudolph, as Vice President – Land Operations of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, on behalf of the corporation and the partnership. He [] is personally known to me or [] produced _____ as identification.

(NOTARIAL SEAL)

Nickey Mendy
NOTARY PUBLIC
Print Name: Nickey Mendy
My commission expires: 1/30/18

