

INSTR # 200623172
OR BK 01424 PGS 0166-0168
RECORDED 06/28/2006 11:57:06 AM
JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 27.00

Prepared By and Return To:
Matovina & Company
2955 Hartley Road, Suite 108
Jacksonville, FL 32257

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SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HERON ISLES PHASE TWO

This Supplemental Declaration is made by Heron Isles Joint Venture, LLP, a Florida limited liability partnership, ("Declarant") with respect to the real property included within the plat of Heron Isles Phase Two, as recorded in Plat Book 7, Page 219, et. seq., of the current public records of Nassau County, Florida. Heron Isles Phase Two is hereinafter individually and collectively referred to as the "Annexation Parcel".

WHEREAS, All of the lands shown on the plat of Heron Isles Phase One (according to the plat thereof recorded in Plat Book 7, Page 40, et. seq., of the current public records of Nassau County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Heron Isles, as recorded in Official Records Book 1273, Page 1208, et. seq., of the current public records of Nassau County, Florida, as amended by the First Amendment To Declaration of Covenants, Conditions And Restrictions For Heron Isles, as recorded in Official Records Book 1311, Page 736, et. seq., of the current public records of Nassau County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcel is included in the Heron Isles Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Supplemental Declaration, Declarant hereby agrees;

- 1) The Annexation Parcel is hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration in the same manner and to the same extent as if the Annexation Parcel had been subjected thereto in the Declaration.

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- 2) Each of the platted lots included within the Annexation Parcel shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.
- 3) **Community Development District.** Heron Isles Community Development District was created pursuant to the terms of Florida Statutes Chapter 190 for the purposes of funding the construction of infrastructure and off site improvements for Heron Isles, a recreation facility for Heron Isles and for ongoing maintenance of such recreation area as well as roads, wetlands, conservation areas, lakes and drainage systems, the cost of electrical service for street lighting, and the cost of collecting assessments as charged by the Nassau County tax assessor's office and for such other purposes as the District shall determine. All Owners of Lots within Heron Isles, including, without limitation, Heron Isles Phase Two, are a part of the Community Development District. The Lot and Owner's rights in connection with its use, operation and maintenance of its Lot or Living Unit shall be subject to the documents creating and governing the operation of Heron Isles Community Development District.
- 4) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Supplemental Declaration as in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 26th day of June, 2006.

WITNESSES

HERON ISLES JOINT VENTURE,
LLP

Ladwynna Hallie
Print Name Ladwynna Hallie

Gregory E. Matovina
By: Gregory E. Matovina
Its: Managing Partner

Sandra K Douglas
Print Name: Sandra K. Douglas

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of June, 2006 by Gregory E. Matovina (being personally known to me) as Managing Partner of Heron Isles Joint Venture, LLP on behalf of the corporation.

Sharon A. Hudson
Print Name: SHARON A. HUDSON
My Commission Expires: _____



SHARON A HUDSON
My Commission # DD 268213
Expires: Dec 11, 2007

MORTGAGEE CONSENT

The undersigned Bank of America, N. A., a national banking association, the holder of a mortgage recorded in Official Records Book 1235, Page 1153, of the public records of Nassau County, Florida, joins in the execution hereof for the purpose of consenting to the Supplemental Declaration of Covenants, Conditions and Restrictions for Heron Isles Phase Two.

Signed, sealed and delivered
in the presence of:

BANK OF AMERICA, N.A.

Janet Garmon
Print Name: Janet Garmon

Tina R Vista
Print Name: Tina Vista

Linda T. Wells
By: Linda T. Wells
Its: Senior Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22 day of June 2006 by Linda T. Wells - Senior Vice President, being personally known to me.

Tina R DeLong
Notary Public



Tina R DeLong
My Commission DD287851
Expires April 02, 2008