

5 MIN. RETURN  
PHONE # 2964551

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HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 10.50

SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR HARBOUR SPRINGS - UNIT ONE

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by HARBOUR SPRINGS DEVELOPMENT, INC., a Florida corporation, hereinafter referred to as "Declarant".

This Supplemental Declaration shall be binding and inure to the benefit of the Declarant and all parties claiming title to or an interest in HARBOUR SPRINGS - UNIT TWO, according to Plat thereof recorded in Plat Book 50, Pages 85A, public records of Duval County, Florida.

WHEREAS, Declarant executed a Declaration of Covenants, Conditions and Restrictions for HARBOUR SPRINGS - UNIT ONE, hereinafter referred to as "Declaration", which is dated October 16, 1995, and recorded in Official Records Volume 8199, beginning at Page 969; and

WHEREAS, Article IX, Sections 1 and 3, Page 16, of said Declaration provides in relevant part as follows:

Section 1. Declarant's Annexation. For a period up to five (5) years after the date of recording this Declaration, the Declarant shall have the right (without obligation to do so), from time to time and in its sole discretion without the consent or joinder of the Association, any Owner, or mortgagee of any Owner (unless otherwise required by the Federal Housing Administration, the Veteran's Administration, or the Federal National Mortgage Association) to annex to the Property and to include within this Declaration additional land.

...  
Section 3. Supplemental Declarations. Any such additions authorized in Section 1 ... above may be made by filing of record of one or more Supplemental Declarations with respect to the annexed property. A Supplemental Declaration shall contain a statement that the real property that is the subject of the Supplemental Declaration constitutes additional property which is to become a part of the Property subject to this Declaration. Such Supplemental Declaration shall become effective upon being recorded in the public records of Duval County, Florida.

WHEREAS, Declarant is the owner of the following described real estate, which constitute two plats of additional property contiguous to the property described in said Declaration:

All lots shown on Plat of HARBOUR SPRINGS - UNIT TWO, according to Plat thereof recorded in Plat Book 50, Pages 85A, public records of Duval County, Florida; and

WHEREAS, the time limitation of 5 years from the date of recording of the Declaration has not been exceeded by this Supplemental Declaration.

NOW, THEREFORE, Declarant hereby declares that the following real property is submitted, annexed and added to said Declaration and to the property defined and described therein, and shall be transferred, held, sold, conveyed and developed subject to all the easements, covenants, restrictions, conditions and other terms and provisions of said Declaration to the same extent as though originally submitted thereto:

All lots shown on Plat of HARBOUR SPRINGS - UNIT TWO, according to Plat thereof recorded in Plat Book 50, Pages 85A, public records of Duval County, Florida;

AND that there is hereby added to the definition of Common Area under said Declaration the following:

No Common Area is added.

PREPARED BY:  
CENTEX HOMES  
6020 SOUTHPOINT DR. S.  
SUITE 400  
JAX., FL 32216

Book 8535 Pg 2333

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IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 27<sup>th</sup> day of JANUARY, 1997.

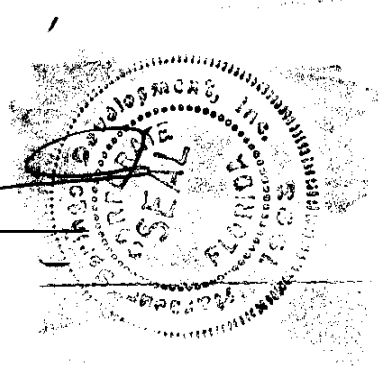
Signed, sealed and delivered in the presence of the following witnesses:

HARBOUR SPRINGS DEVELOPMENT, INC.  
a Florida Corporation

Connie Itani  
CONNIE ITANI (print)

Mike Itani  
MIKE ITANI (print)

By [Signature]  
Its President  
(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 1997, by Rafic Itani, the President of HARBOUR SPRINGS DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation.

He is personally known to me or has produced \_\_\_\_\_ as identification, and did take an oath.

Penny J. Johnson  
Penny J. Johnson (print)  
Notary Public  
State of Florida

NOTARY PUBLIC - STATE OF FLORIDA  
PENNY J. JOHNSON  
COMMISSION # CC601851  
EXPIRES 12-8-2000  
BONDED THRU ASA 1-888-NOTARY1