

**DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS FOR
VICTORIA LAKES RESERVE**

THIS DECLARATION is made on the date hereinafter set forth by Torla Lakes, Inc., a Florida corporation, hereinafter referred to as "Declarant". There are or may be other persons who hold fee simple title or liens against the Properties (as hereinafter defined), who shall not be Declarants, but who shall join the execution of this instrument now or hereinafter to subordinate their rights in the Properties to the force and effect of the terms hereof.

WITNESSETH

WHEREAS, Declarant is the owner in fee simple of all of the Lots described on the Plat of Victoria Lakes Reserve, according to Plat thereof recorded in Plat Book 63, Pages 53-58 of the current public records of Duval County, Florida; and

WHEREAS, there was previously recorded in O.R. Book 11044, Pages 597 through 616 of the current public records of Duval County, Florida, the Declaration of Covenants, Conditions, Easements and Restrictions for Victoria Lakes, which Declaration encumbers all of the Lots described on the Plat of Victoria Lakes Unit One, according to Plat thereof recorded in Plat Book 55, Pages 96 through 96L of the current public records of Duval County, Florida; and

WHEREAS, Declarant now wishes to state and declare that all of the Lots in Victoria Lakes Reserve shall be subject to that same Declaration aforementioned;

NOW, THEREFORE, Declarant hereby states and declares that all of the Lots described on the Plat of Victoria Lakes Unit Six, according to Plat thereof recorded in Plat Book 63, Pages 53-58 of the current public records of Duval County, Florida, shall be held, sold conveyed and occupied subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Victoria Lakes as recorded in O.R. Book 11044, pages 597 through 616 of the current public records of Duval County, Florida, as they may have been amended from time to time, which covenants, restrictions, conditions and easements shall be perpetual in duration unless otherwise provided, all of which are for the purpose of protecting the value and desirability of, and which shall run with the title to, said Lots and shall be binding upon all parties having any right, title or interest in said Properties or any part thereof, their heirs, personal representatives, successors and assigns, and which shall inure to the benefit of the Association and each Owner as those terms are defined within the Declaration.

IN WITNESS WHEREOF, this Declaration has been executed on this 11th day of January, 2007, by Declarant, acting by and through its undersigned officer who is thereunto duly authorized.

Signed, sealed and delivered
In the presence of:

Donna Passmore
Print Name DONNA PASSMORE

Taylor C Day
Print Name Taylor C Day

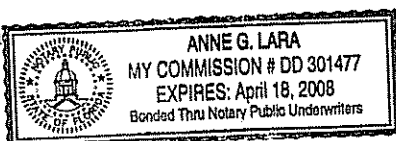
TORIA LAKES, INC.
a Florida Corporation

By: V. Hawley Smith, Jr.
V. Hawley Smith, Jr.
President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 11th day of January, 2007, by V. Hawley Smith, Jr., President of Torla Lakes, Inc., on behalf of the Corporation. He is personally known to me and did not take an oath.

Anne G. Lara
Notary Public, State of Florida
My Commission Expires:



Note to Clerk:
This document is being re-recorded to correct the executory position of the signatory.