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Prepared by and Returned to:
Richard G. Hathaway, P.A.
Building 100, Suite 250
10151 Deerwood Park Boulevard
Jacksonville, Florida 32256

Public Records of
St. Johns County, FL
Clerk# 00-022397
O.R. 1498 PG 1913
01:44PM 05/25/2000
REC \$33.00 SUR \$4.50

COPY

SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR TURNBERRY AT SAINT JOHNS

This Supplementary Declaration of Covenants and Restrictions for Turnberry at Saint Johns (the "Supplementary Declaration") is made this 28 day of April, 2000, by Turnberry Developers, Ltd., a Florida limited partnership, whose address is 2453 South 3rd Street, Jacksonville Beach, Florida 32250.

RECITALS:

A. Turnberry Developers, Ltd. (the "Developer") is the Developer of certain real property located in St. Johns County, Florida, known as Turnberry at Saint Johns;

B. By Declaration of Covenants and Restrictions for Turnberry at Saint Johns, dated November 14, 1997 and recorded in Official Records Book 1277, Page 607 of the Public Records of St. Johns County, Florida (the "Declaration"), the Developer submitted certain real property (the "Property") within the Turnberry at Saint Johns to the terms, provisions, restrictions, easements, covenants and conditions of the Declaration, for the benefit of all owners of the Property and for the purpose of maintaining the Property, assuring high quality standards for the enjoyment of the Property and preserving the value and desirability of the Property;

C. Pursuant to the terms of Article IX of the Declaration, the Developer reserved the right to extend the provisions of the Declaration to the "Additional Property" (as defined in the Declaration) by recording a supplementary declaration in the public records of St. Johns County, Florida;

D. The Developer has platted the real property described in Turnberry at Saint Johns, Unit Two, in the plat thereof recorded in Map Book 36, Pages 18 through 25 of the Public Records of St. Johns County, Florida ("Unit Two");

E. Unit Two is within the "Additional Property" as described in the Declaration.

F. Those persons listed on the Consents and Joinders attached hereto either own Lots or hold mortgages on Lots in Unit Two and wish to consent and join this Supplementary Declaration for the purposes of subjecting their Lots to the Declaration.

G. The Developer desires to subject Unit Two to the terms, conditions and provisions of the Declaration.

NOW, THEREFORE, the Developer hereby declares as follows:

**ARTICLE I
EXTENSION AND INCORPORATION OF THE DECLARATION**

The Developer hereby extends the lien, operation and effect of Declaration to Unit Two with the effect that hereafter Unit Two shall be held, transferred, sold, conveyed, mortgaged and occupied subject to the terms, provisions, covenants, restrictions, conditions, easements, charges, liens and all other matters set forth in the Declaration, which by this reference are fully incorporated herein.

**ARTICLE II
INTERPRETATION AND DEFINITIONS**

In the event of a conflict between the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control and supersede. Reference shall be made to the terms and provisions of the Declaration where necessary to interpret, construe and clarify the provisions of this Supplementary Declaration. Except as otherwise defined herein, all capitalized words defined in the Declaration shall have the same meanings in this Supplementary Declaration.

**ARTICLE III
JURISDICTIONAL WETLANDS PROPERTY**

Certain parts of Unit Two as shown on the Plat are designated as "wetlands property" as defined by the rules and regulations of the Florida Department of Environmental Protection ("DEP") and the United States Army Corps of Engineers ("Corp"). Nothing shall be constructed upon and no activity of any sort shall be conducted within such "wetlands property," nor shall any soil, vegetation or other materials be interfered with, removed or otherwise disturbed in any manner, unless permitted in writing in advance by the ARB, the DEP, the Corps and the St. Johns River Water Management District, as and if applicable.

**ARTICLE IV
MISCELLANEOUS PROVISIONS**

4.1 Effect. The terms, provision and conditions of the Declaration are incorporated by reference herein and made applicable to all Owners within Unit Two. The provisions of the Declaration, as hereby supplemented, shall run with title to Unit Two, and shall be binding upon all parties having any right, title, or interest in or to all or any portion thereof, their respective heirs, personal representatives, successors, and assigns, and shall be enforceable by and inure to the benefit of the Developer, the Association and each Owner, as applicable. The grantee of any deed conveying any Lot within Unit Two shall be deemed, by the acceptance of such deed, to have agreed to observe, comply with and be bound by the provisions of the Declaration, as supplemented hereby.

4.2 Operation. This instrument will take effect upon its recordation in the Public Records of St. Johns County, Florida. From and after such date, Developer intends that all references to the Declaration or any supplementary declaration now or hereafter made in any other document recorded in the Public Records of St. Johns County, Florida, or elsewhere, shall refer to the Declaration including this Supplementary Declaration unless expressly provided otherwise.

4.3 Limitation. Except as supplemented hereby, the Declaration has not been otherwise amended and remains in full force and effect.

IN WITNESS THEREOF, Developer has caused this Supplementary Declaration of Covenants and Restrictions for Turnberry at Saint Johns to be executed by and through its authorized officer who is hereunto duly authorized, as of the day and year first above set forth.

Patricia H. Kelley
Print Name: Patricia H. Kelley
Jeanette Luther
Print Name: Jeanette Luther

TURNBERRY DEVELOPERS, Ltd.
By: **JNM TURNBERRY, INC., its sole General Partner**

James N. McGarvey, Jr.
Name: James N. McGarvey, Jr.
Title: President
Address: 2453 South 3rd Street
Jacksonville Beach, FL 32250

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 28th day of April, 2000 by James N. McGarvey, the President of JNM Turnberry, Inc., a Florida corporation, general partner of Turnberry Developers, Ltd., a Florida limited partnership, on behalf of the corporation and the limited partnership. He/she is personally known to me ✓ or has produced as identification.

COPY

Notary Name: Patricia H. Kelley
My Commission #: CC 722880
Commission expires: 5-21-02
(NOTARY SEAL)



Patricia H. Kelley
MY COMMISSION # CC722880 EXPIRES
May 21, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

COPY

JOINDER AND CONSENT

The undersigned, the owner of a Lot in Unit Two, hereby consent and join in the foregoing Supplementary Declaration and agree that their Lot is and shall be subject to the Declaration of Covenants and Restrictions for Turnberry at Saint Johns.

Scott E Gladysz
Print Name: _____

Scott E Gladysz
Scott E. Gladysz

Paula R. Sterling-Gladysz
Print Name: _____

Paula R. Sterling-Gladysz
Paula R. Sterling Gladysz

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 22nd day of May, 2000, by Scott E. Gladysz and Paula R. Sterling Gladysz. They are personally known to me _____ or have produced _____ as identification.

Notary Name: Patricia H. Kelley
My Commission #: CC722880
Commission expires: 5-21-02
(NOTARY SEAL)



Patricia H. Kelley
MY COMMISSION # CC722880 EXPIRES
May 21, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

COPY

JOINDER AND CONSENT

LOT 176

The undersigned, the owner of a Lot in Unit Two, hereby consent and join in the foregoing Supplementary Declaration and agree that their Lot is and shall be subject to the Declaration of Covenants and Restrictions for Turnberry at Saint Johns

COPY

R. Scott Sheldon
Print Name: _____

COPY

R. Scott Sheldon
R. Scott Sheldon

JUDITH H. SHELDON
Print Name: _____

Judith H. Sheldon
Judith H. Sheldon

COPY

New Jersey
STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ *Meeker*

The foregoing instrument was acknowledged before me this 11th day of April, 2000, by R. Scott Sheldon and Judith H. Sheldon. They are personally known to me or have produced _____ as identification.

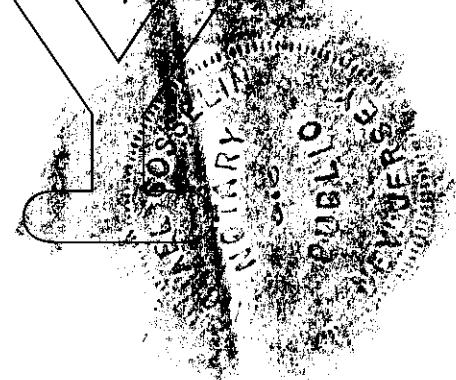
COPY

Notary Name: Michael Gossele
My Commission #: _____
Commission expires: _____
(NOTARY SEAL)

COPY

COPY

MICHAEL GOSSELIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 16, 2004



JOINDER AND CONSENT

The undersigned, the owner of a Lot in Unit Two, hereby consent and join in the foregoing Supplementary Declaration and agree that their Lot is and shall be subject to the Declaration of Covenants and Restrictions for Turnberry at Saint Johns.

COPY
Thomas J. Serbin
Print Name: _____

COPY
Thomas J. Serbin
Thomas J. Serbin

Cheri A. Serbin
Print Name: _____

Cheri A. Serbin
Cheri A. Serbin

COPY
STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was acknowledged before me this 15th day of April, 2000, by Thomas J. Serbin and Cheri A. Serbin. They are personally known to me _____ or have produced VALID GA DLs as identification.

COPY

Lawrence
Notary Name: _____
My Commission #: _____
Commission expires: _____
(NOTARY PUBLIC, Paulding County, Georgia)
My Commission Expires December 18, 2000.

COPY

COPY

JOINDER AND CONSENT

The undersigned, the owner of a Lot in Unit Two, hereby consent (and join in the foregoing Supplementary Declaration and agree that their Lot is, and shall be subject to the Declaration of Covenants and Restrictions for Turnberry at Saint Johns.

COPY

COPY

[Signature]
Print Name: John C. Whitman

[Signature]
Richard A. Burke

[Signature]
Print Name: MARY LYNNE DuPONT

[Signature]
Lisa M. Burke

COPY

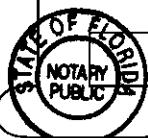
COPY

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 19th day of April, 2000, by Richard A. Burke and Lisa M. Burke. They are personally known to me _____ or have produced Dr. Licenses as identification.

COPY

[Signature]
Notary Name: _____
My Commission#: _____
Commission expires: _____
(NOTARY SEAL)

MARY LYNNE DuPONT
Commission No. CC558417
Expiration Date: 6/2/2000

OR1498PG1920

JOINDER AND CONSENT

The undersigned, the holder of a mortgage on a Lot in Unit Two, hereby consent and join in the foregoing Supplementary Declaration and agree that their Lot is and shall be subject to the Declaration of Covenants and Restrictions for Turnberry at Saint Johns.

COPY

FIRST SOUTH BANK OF JACKSONVILLE, N.A.

Kelly Morris
Print Name: Kelly MORRIS

Diane H. Wagner
Name: DIANE H. WAGNER
Title: SENIOR VICE-PRESIDENT
Dated: April 19, 2000

Brenda L. Dennison
Print Name: Brenda L. Dennison

COPY

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 19 day of April, 2000, by DIANE H. WAGNER of First South Bank of Jacksonville, N.A., a national banking association of behalf of the corporation. They are personally known to me Y or have produced _____

Stacey D. Sevigny
Notary Name: _____
My Commission#: _____
Commission expires: _____
(NOTARY SEAL)

COPY

OFFICIAL NOTARY SEAL
STACEY D SEVIGNY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC555428
MY COMMISSION EXP. MAY 16, 2000