

4
5 MIN. RETURN

PREPARED BY:
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant
PAPPAS METCALF JENKS & MILLER, P.A.
245 Riverside Avenue, Suite 400
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**SUPPLEMENTARY DECLARATION OF COVENANTS AND
RESTRICTIONS FOR OAKLEAF PLANTATION WEST
(Parcel 15)**

This Supplementary Declaration is made effective September 23, 2005 by AFI ASSOCIATES, INC., a Florida corporation ("Declarant"), having an address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

WITNESSETH:

WHEREAS, the Declarant has executed the Declaration of Covenants and Restrictions for OakLeaf Plantation West which was recorded on July 14, 2003, in Official Records Book 2227, page 1543, of the current public records of Clay County, Florida, as supplemented and amended (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

WHEREAS, the Declarant is the owner of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, Section 3.2 of the Declaration allows the Declarant to subject the Property to the terms and provisions of the Declaration without the consent or joinder of any other party, and the Declarant desires to hereby subject the Property to all terms and provisions of the Declaration.

NOW THEREFORE, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

EXHIBIT "A"
("PROPERTY")

Parcel 15

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 7; thence North 00°10'01" West, along the Easterly line of said Section 7 and along the Westerly Limited Access right of way line of Branam Field / Chaffee Road, a variable width Limited Access right of way as shown on Florida Department of Transportation Right of Way Map, Section 71293-2501, a distance of 200.14 feet; thence along the Northerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way, as recorded in Plat Book 44, pages 23 through 32 of the Public Records of said Clay County, the following three (3) courses: 1) South 87°38'58" West, departing said Westerly Limited Access right of way line, 896.93 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1400.00 feet; 2) Northwesterly, along the arc of said curve, through a central angle of 43°17'50", an arc length of 1057.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70°42'07" West, 1032.96 feet; 3) North 49°03'12" West, 180.00 feet; thence North 40°56'48" East, departing said Northerly right of way line, 500.00 feet to the Point of Beginning.

From said Point of Beginning, thence North 49°03'12" West, 650.00 feet to a point lying on the Easterly line of Timberlake at Oakleaf Plantation as recorded in Plat Book 46, pages 32 through 38, of said Public Records; thence along said Easterly line, the following two (2) courses: 1) North 40°56'48" East, 399.78 feet; 2) North 65°00'00" East, 384.26 feet; thence South 42°45'27" East, departing said Easterly line, 79.18 feet; thence North 53°37'43" East, 57.09 feet; thence South 49°04'22" East, 45.98 feet; thence South 21°05'28" East, 32.23 feet; thence South 28°34'36" East, 39.70 feet; thence North 89°20'28" East, 42.96 feet; thence South 62°39'23" East, 45.71 feet; thence North 21°06'40" East, 44.02 feet; thence South 65°57'30" East, 52.15 feet; thence North 20°37'59" West, 41.64 feet; thence South 81°11'10" East, 33.12 feet; thence North 88°51'51" East, 47.22 feet; thence South 68°47'30" East, 53.75 feet; thence South 59°56'16" East, 65.92 feet to a point on a curve concave Easterly, having a radius of 150.00 feet, said point also lying on the Westerly line of the lands described and recorded in Official Records Book 2566, page 1596, Exhibit "A", SMF-1; thence along said Westerly line the following five (5) courses: 1) Southerly, along the arc of said curve, through a central angle of 89°20'02", an arc length of 233.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 14°36'17" East, 210.90 feet; 2) South 59°16'18" East, 481.94 feet to the point of curvature of a curve concave Southwesterly, having a radius of 65.00 feet; 3) Southeasterly, along the arc of said curve, through a central angle of 60°27'03", an arc length of 68.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°02'47" East, 65.44 feet; 4) South 01°10'45" West, 162.99 feet to the point of curvature of a curve concave Northeasterly, having a radius of 65.00 feet; 5) Southeasterly, along the arc of said curve, through a central angle of 55°45'23", an arc length of 63.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of

South $26^{\circ}41'57''$ East, 60.78 feet; thence Due South, departing said Westerly line, 27.89 feet; thence Due West, 1127.00 feet to the Point of Beginning.

Less and Except the following described lands:

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 7; thence North $00^{\circ}10'01''$ West, along the Easterly line of said Section 7 and along the Westerly Limited Access right of way line of Branan Field / Chaffee Road, a variable width Limited Access right of way as shown on Florida Department of Transportation Right of Way Map, Section 71293-2501, a distance of 200.14 feet; thence along the Northerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way, as recorded in Plat Book 44, pages 23 through 32 of the Public Records of said Clay County, the following three (3) courses: 1) South $87^{\circ}38'58''$ West, departing said Westerly Limited Access right of way line, 896.93 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1400.00 feet; 2) Northwesterly, along the arc of said curve, through a central angle of $43^{\circ}17'50''$, an arc length of 1057.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}42'07''$ West, 1032.96 feet; 3) North $49^{\circ}03'12''$ West, 180.00 feet; thence North $40^{\circ}56'48''$ East, departing said Northerly right of way line, 500.00 feet; thence Due East, 915.14 feet; thence Due North, 146.89 feet to the Point of Beginning.

From said Point of Beginning, thence continue Due North, 40.00 feet; thence Due East, 40.00 feet; thence Due South, 40.00 feet; thence Due West, 40.00 feet to the Point of Beginning.