

RETURN TO:
Head, Smith, Metcalf, Aguilar,
Moss & Sieron, P.A.
Post Office Box 855
Orange Park, Florida 32067-0855

THIS DOCUMENT PREPARED
BY AND ~~RECORDED~~:

FRANK E. MILLER, ESQUIRE
PAPPAS METCALF & JENKS, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202-4327

Book 7992 Pg 875

Bk: 7992
Pg: 875 - 878
Doc# 94201967
Filed & Recorded
12/08/94
12:17:41 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 19.50

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS FOR KERNAN MILL**

(KERNAN MILL UNIT 2)

This Supplementary Declaration is made this 21ST day of November, 1994, by KERNAN MILL JOINT VENTURE, a Florida general partnership ("Developer").

R E C I T A L S :

A. The Developer executed the Declaration of Covenants, Conditions, Restrictions and Easements for Kernan Mill, dated January 2, 1994, which is recorded in Official Records Volume 7769, page 940 and re-recorded in Official Records Volume 7809, page 566 of the current public records of Duval County, Florida (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

B. The Developer is the owner of the contiguous real property described on Exhibit "A" attached hereto (the "Property") and the Developer desires to subject the Property to the terms, conditions and provisions contained in the Declaration; and

C. Article II, Section 2.2 of the Declaration provides for additional property to be made subject to the terms, conditions, and provisions of the Declaration by the execution and recordation of a supplementary declaration.

NOW THEREFORE, the Developer hereby declares that all of the Property and any portion thereof shall be held, transferred, sold, conveyed and occupied subject to all covenants, conditions, restrictions, easements, charges and liens, and all other matters set forth in the Declaration as the same may be amended from time to time, all of which is hereby incorporated by reference herein. All defined terms contained in the Supplementary Declaration shall have the same meanings as such terms are defined by the Declaration. To the extent of any inconsistency or ambiguity between the Declaration and this Supplementary Declaration, this

Supplementary Declaration shall be controlling. This Supplementary Declaration shall become effective upon its recordation in the public records of Duval County, Florida.

IN WITNESS WHEREOF, the Developer has caused this Supplementary Declaration of Covenants, Conditions, Restrictions and Easements for Kernan Mill to be properly executed and recorded in the current public records of Duval County, Florida.

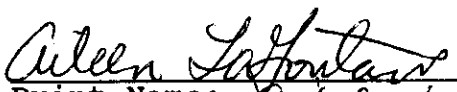
Signed, sealed and delivered
in the presence of:

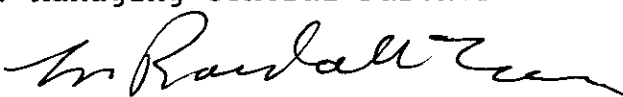
KERNAN MILL JOINT VENTURE, a
Florida general partnership

By: TOWERS HOMES, INC., a
Florida corporation

Its: Managing General Partner


Print Name: Frank E. Miller


Print Name: Aileen LaFontaine

By: 
L. Randall Towers, President
2051 Art Museum Drive
Suite 130
Jacksonville, Florida 32207

STATE OF FLORIDA }
 }SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 21st day of November, 1994, by L. Randall Towers, President of Towers Homes, Inc., a Florida corporation, general partner of Kernan Mill Joint Venture, a Florida general partnership, on behalf of the partnership.



MELISSA ANN DEEN
My Commission CC311322
Expires Sep. 17, 1997
Bonded by ANB
800-852-5878

Melissa Ann Deen
(Print Name Melissa Ann Deen)
NOTARY PUBLIC
State of Florida at Large
Commission # CC 311 322
My Commission Expires:

Personally known ✓ or
Produced I.D. _____
[check one of the above]

Type of Identification Produced

EXHIBIT 'A'

CAPTION

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Lot 52A, as shown on the plat of Kernan Mill Unit One, as recorded in Plat Book 48, Pages 64, 64A and 64B of the Current Public Records of said County; thence the following eleven courses and distances along the boundary of said Kernan Mill Unit One; Course No. 1: South 21°43'10" East, 165.90 feet; Course No. 2: thence South 68°16'50" West, 10.15 feet; Course No. 3: thence South 21°43'10" East, 479.27 feet; Course No. 4: thence South 00°01'25" East, 181.46 feet; Course No. 5: thence South 89°58'35" West, 160.00 feet; Course No. 6: thence South 00°01'25" East, 10.63 feet to the point of curvature of a curve concave Westerly and having a radius of 55.00 feet; Course No. 7: thence along and around the arc of said curve, 22.39 feet, said arc being subtended by a chord bearing and distance of South 11°38'12" West, 22.23 feet to the Point of Tangency of said curve; Course No. 8: South 23°17'48" West, 8.33 feet; Course No. 9: South 89°58'35" West, 116.32 feet; Course No. 10: South 29°43'17" West, 52.18 feet; Course No. 11: South 00°01'25" East, 550.18 feet to a point situate in the Northerly right of way line of J. Turner Butler Boulevard (a 300 foot limited access right of way); thence South 89°03'41" West along last said line, 330.21 feet; thence North 16°48'54" East, 91.27 feet; thence North 28°05'41" West, 98.81 feet; thence North 18°29'49" West, 88.76 feet; thence North 09°26'14" West, 170.69 feet; thence North 28°18'38" West, 264.86 feet; thence North 47°39'46" West, 206.62 feet; thence North 59°30'17" West, 143.62 feet; thence North 28°58'25" West, 209.75 feet; thence North 35°46'34" West, 143.59 feet to its intersection with the arc of a curve concave Northerly and having a radius of 790.00 feet; thence Northeasterly along and around the arc of said curve, 1222.19 feet, said arc being subtended by a chord bearing and distance of North 76°43'55" East, 1103.90 feet to the POINT OF BEGINNING.

Containing 18.1999 acres, more or less.