



2. Additional Property. Effective as of the date on which this Supplemental Declaration is recorded in the Public Records of Nassau County, Florida (the "Effective Date"), the Declaration is hereby supplemented to extend the effect and encumbrance of the Declaration to the Additional Property. Commencing as of the Effective Date, the Additional Property shall be held, transferred, sold, conveyed, improved and occupied subject to the covenants, conditions, restrictions, easements and liens set forth in the Declaration and in this Supplemental Declaration. This annexation is made pursuant to Article II, Section 2 of the Declaration and also extends the jurisdiction of the Association to the Additional Property.

3. Additional Common Property. From and after the date of recording hereof, Tracts A,B,C, D and E, as shown on the Plat for Bells River Estates, Phase III recorded in the Public Records of Nassau County, Florida shall be Common Property under and pursuant to the terms of the Declaration.


4. Additional Terms. Pursuant to Article II, Section 3 of the Declaration the following additional terms shall apply to the Additional Property:

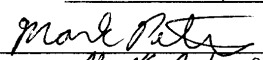
- a. Minimum Square Feet: Notwithstanding the restriction contained in Article IX, Section 22(a) of the Declaration, no dwelling within the Additional Property shall contain less than Twenty-Five Hundred (2,500) square feet of air conditioned area under roof, exclusive of screened area, open porches, terraces, patios and garage.
- b. Setbacks for Dwellings: Notwithstanding the restriction contained in Article IX, Section 22(c) of the Declaration, setbacks for dwellings located within the Additional Property shall be as follows:

Front yard: 30 feet  
Rear yard: 15 feet  
Side yard: 10 feet

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to the Declaration to be executed as of the day and year first above written.

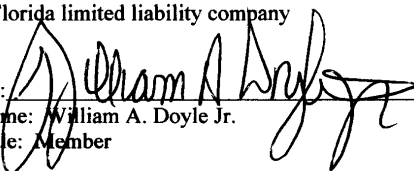
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Print Name: Charles Litrico

  
\_\_\_\_\_  
Print Name: Mark Peters

DECLARANT:

**BELLS RIVER ESTATES, LLC**  
a Florida limited liability company

By:   
Name: William A. Doyle Jr.  
Title: Member

{OR899456;1}

STATE OF FLORIDA )  
COUNTY OF )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2005  
by William A. Doyle, Jr. the member of Bells River Estates, LLC, a Florida limited  
liability company, on behalf of the company. He  is personally known to me or  has produced  
\_\_\_\_\_ as identification.

Christine L. Muckenfuss  
Name: Christine L. Muckenfuss  
Title: Notary Public  
My Commission Expires: June 24, 2009

(NOTARY STAMP)



{OR899456;1}

**EXHIBIT "A"**

**Legal Description Of Additional Property**

THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 27 EAST AND SECTION 42, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID TRACT ALSO BEING ALL OF LOT 27, AND A PORTION OF LOTS 2, 3, AND 21 OF THE H. M. THIGPEN ESTATE AS DESCRIBED IN DEED BOOK 39, PAGE 356 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE CORNER COMMON TO SECTIONS 37, 38, 50, AND 51, TOWNSHIP 3 NORTH, RANGE 27 EAST AND RUN NORTH 43°33'25" EAST ALONG THE LINE COMMON TO SECTIONS 37 AND 38 AFORESAID, A DISTANCE OF 1636.75 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF AFORESAID LOT 3; THENCE DEPARTING SAID SECTION LINE AND RUNNING ALONG SAID NORTH LINE OF LOT 3 SOUTH 83°50'00" EAST, A DISTANCE OF 580.38 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF LENTS ROAD (A 38' RIGHT-OF-WAY BY DEED); THENCE DEPARTING SAID NORTH LINE OF LOT 3 AND RUNNING ALONG SAID NORTHERLY PROLONGATION AND ALSO ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 09°04'39" WEST, A DISTANCE OF 369.61 FEET TO A FOUND 1" IRON PIPE AND CAP STAMPED "PLS 1558" MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

FROM THE POINT OF BEGINNING THUS DESCRIBED DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND RUNNING ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 451, PAGE 412 AND OFFICIAL RECORDS BOOK 754, PAGE 740 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, SOUTH 86°31'56" EAST, A DISTANCE OF 908.39 FEET TO A FOUND 1" IRON PIPE; THENCE CONTINUE SOUTH 86°31'56" EAST, A DISTANCE OF 60.0 FEET MORE OR LESS TO A POINT IN THE CENTER OF THE RUN OF A BRANCH SAID POINT BEING DESIGNATED AS POINT 'A' IN THIS DESCRIPTION; RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LENTS ROAD THE FOLLOWING 3 CALLS (1) NORTH 09°04'39" EAST, A DISTANCE OF 368.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.10 AND A CENTRAL ANGLE OF 24°39'00" (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 159.23 FEET (SAID ARC BEING SUBTENDE BY A CHORD THAT BEARS NORTH 21°24'09" EAST FOR 158.00 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE NORTH 33°43'39" EAST, A DISTANCE OF 109.46 FEET TO A FOUND 1/2" IRON ROD MARKING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 808, PAGE 1553; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND RUNNING ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 808, PAGE 1553, AND OFFICIAL RECORDS BOOK 663, PAGE 1212, AND OFFICIAL RECORDS BOOK 724, PAGE 1620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, SOUTH 86°17'17" EAST, A DISTANCE OF 731.91 TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD; THENCE ALONG THE EAST LINE OF LAST SAID LANDS NORTH 03°39'42" EAST, A DISTANCE OF 193.74 FEET TO THE NORTHEAST CORNER OF SAME; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 724, PAGE 1620 AND OFFICIAL RECORDS BOOK 663, PAGE 1212, AND OFFICIAL RECORDS BOOK 808, PAGE 1553 NORTH 86°18'35" WEST, A DISTANCE OF 619.76 FEET TO A FOUND 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD AND AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LENTS ROAD AFOREMENTIONED; THENCE NORTH 33°49'30" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.69 FEET TO A FOUND 1/2" IRON ROD MARKING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 798, PAGE 1302; THENCE SOUTH 86°18'23" EAST ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD AND OFFICIAL RECORD BOOK 773, PAGE 787, AND OFFICIAL RECORDS BOOK 750, PAGE 599 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 674.45

{OR899456;1}

FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LAST SAID PUBLIC RECORD, DESIGNATED AS REFERENCE POINT 'B' FOR THIS DESCRIPTION; THENCE ALONG THE EAST LINE OF SAME AND THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 402, PAGE 277, AND OFFICIAL RECORDS BOOK 815, PAGE 1132 OF SAID OFFICIAL RECORDS, NORTH 00°44'27" EAST, A DISTANCE OF 512.14 FEET TO A FOUND 1/2" IRON PIPE IN THE CENTER OF THE RUN OF A BRANCH; RUN THENCE EASTERLY ALONG THE RUN OF SAID BRANCH, SOUTHERLY AND SOUTHEASTERLY ALONG THE EDGE OF MARSH, AND SOUTHEASTERLY ALONG THE CENTER OF THE PREVIOUSLY MENTIONED BRANCH A DISTANCE OF 2600 FEET MORE OR LESS TO CLOSE ON AFOREMENTIONED REFERENCE POINT 'A'.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED REFERENCE POINT 'B' RUN THENCE SOUTH 86°17'48" EAST, A DISTANCE OF 108.52 FEET TO A FOUND 1/2" IRON PIPE MARKING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1975 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 86°14'58" EAST, A DISTANCE OF 443.70 TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE SOUTH 86°14'58" EAST, A DISTANCE OF 23.0 FEET MORE OR LESS TO THE EDGE OF AFOREMENTIONED MARSH SAID POINT BEING DESIGNATED AS REFERENCE POINT 'C' FOR THIS DESCRIPTION; RETURN TO THE POINT OF BEGINNING OF THIS EXCEPTION AND RUN NORTH 55°07'44" EAST ALONG THE WESTERLY BOUNDARY LINES OF THOSE LANDS AS DESCRIBED IN LAST SAID OFFICIAL RECORD AND OFFICIAL RECORD BOOK 723, PAGE 391 OF THE AFORESAID PUBLIC RECORDS, A DISTANCE OF 320.75 TO A POINT MARKING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED LAST SAID PUBLIC RECORD; THENCE ALONG THE NORTH LINE OF LAST SAID LANDS SOUTH 86°14'23" EAST, A DISTANCE OF 335.71 FEET TO A FOUND 5/8" IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAME SOUTH 03°52'35" WEST, A DISTANCE OF 149.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE CONTINUE SOUTH 03°52'35" WEST, A DISTANCE OF 10.0 FEET MORE OR LESS TO THE EDGE OF THE AFOREMENTIONED MARSH; THENCE RUN SOUTHWESTERLY ALONG SAID EDGE OF MARSH A DISTANCE OF 141.6 FEET MORE OR LESS TO CLOSE ON REFERENCE POINT 'C'.

SAID TRACT CONTAINING 27.71 ACRES MORE OR LESS.

SAID TRACT 1 BEING SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS:

EASEMENT #1

AT REFERENCE POINT 'B' AFOREMENTIONED THENCE RUN SOUTH 86°17'48" EAST, A DISTANCE OF 60.67 FEET TO A POINT; THENCE NORTH 55°09'26" EAST, A DISTANCE OF 358.21 FEET TO A POINT; THENCE SOUTH 34°50'34" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 723, PAGE 391 OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 55°07'44" WEST, A DISTANCE OF 320.75 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 1975 OF SAID PUBLIC RECORDS; THENCE SOUTH 55°09'26" WEST, A DISTANCE OF 48.10 FEET TO A POINT; THENCE NORTH 86°15'00" WEST, A DISTANCE OF 143.27 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 724, PAGE 1620 OF THE AFOREMENTIONED PUBLIC RECORDS THENCE NORTH 86°18'35" WEST, A DISTANCE OF 619.76 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 808, PAGE 1553 OF THE AFOREMENTIONED PUBLIC RECORDS AND AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID LENTS ROAD, SAID POINT BEING DESIGNATED AS REFERENCE POINT 'D'; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 33°49'30" EAST, A DISTANCE OF 34.69 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 798, PAGE 1302 OF SAID PUBLIC RECORDS; THENCE SOUTH 86°18'23" EAST, A DISTANCE OF 674.45 FEET TO CLOSE ON THE POINT OF BEGINNING.

{OR899456;1}

EASEMENT #2

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED REFERENCE POINT 'D'  
THENCE SOUTH 33°43'15 WEST, A DISTANCE OF 223.46 FEET TO THE POINT OF BEGINNING; THENCE  
RUN SOUTH 86°17'17" EAST, A DISTANCE OF 330.87; THENCE SOUTH 03°40'14" WEST, A DISTANCE OF  
29.35 FEET; THENCE NORTH 86°17'17" WEST, A DISTANCE OF 348.00 FEET; THENCE NORTH 33°44'05"  
EAST, A DISTANCE OF 34.19 FEET TO CLOSE ON THE POINT OF BEGINNING.

{OR899456;1}