

OFFICIAL RECORDS

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE LANDING AT CROSS CREEK - UNIT ONE

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by CENTEX REAL ESTATE CORPORATION, a Nevada corporation, hereinafter referred to as "Declarant". This Supplemental Declaration shall be binding and inure to the benefit of the Declarant and all parties claiming title to or an interest in THE LANDING AT CROSS CREEK - UNIT FOUR, according to Plat thereof recorded in Plat Book 47, Pages 52-52A, public records of Duval County, Florida.

WHEREAS, Declarant executed a Declaration of Covenants, Conditions and Restrictions for THE LANDING AT CROSS CREEK - UNIT ONE, hereinafter referred to as "Declaration", which is dated August 18, 1990, and recorded in Official Records Volume 6951, beginning at Page 0045; and

WHEREAS, Article IX, Sections 1 and 3, Page 0059, of said Declaration provides in relevant part as follows:

Section 1. Declarant's Annexation. For a period up to five (5) years after the date of recording this Declaration, the Declarant shall have the right (without obligation to do so), from time to time and in its sole discretion without the consent or joinder of the Association, any Owner, or mortgagee of any Owner (unless otherwise required by the Federal Housing Administration, the Veteran's Administration, or the Federal National Mortgage Association) to annex to the Property and to include within this Declaration additional land.

Section 3. Supplemental Declarations. Any such additions authorized in Section 1 ... above may be made by filing of record of one or more Supplemental Declarations with respect to the annexed property. A Supplemental Declaration shall contain a statement that the real property that is the subject of the Supplemental Declaration constitutes additional property which is to become a part of the Property subject to this Declaration. Such Supplemental Declaration shall become effective upon being recorded in the public records of Duval County, Florida.

WHEREAS, Declarant is the owner of the following described real estate, which constitutes one plat of additional property contiguous to the property described in said Declaration:

All lots shown on Plat of THE LANDING AT CROSS CREEK - UNIT FOUR according to Plat thereof recorded in Plat Book 47, Pages 52-52A, public records of Duval County, Florida, and

WHEREAS, the time limitation of 5 years from the date of recording of the Declaration has not been exceeded by this Supplemental Declaration

NOW, THEREFORE, Declarant hereby declares that the following real property is submitted, annexed and added to said Declaration and to the property defined and described therein, and shall be transferred, held, sold, conveyed and developed subject to all the easements, covenants,

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restrictions, conditions and other terms and provisions of said Declaration to the same extent as though originally submitted thereto.

All lots shown on Plat of THE LANDING AT CROSS CREEK - UNIT FOUR according to Plat thereof recorded in Plat Book 47, Pages 52-52A, public records of Duval County, Florida.

and that there is hereby added to the definition of Common Area under said Declaration the following:

No Common Area is added.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 11th day of FEBRUARY, 1994

Signed, sealed and delivered
in the presence of the
following witnesses:

CENTEX REAL ESTATE CORPORATION
a Nevada Corporation

Robert S. Porter
ROBERT S. PORTER (print)

Charles E. Henshaw
CHARLES E. HENSHAW (print)

By [Signature]
Its Division President
(Corporate Seal)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of FEBRUARY, 1994, by ROBERT S. SMITH, the Division President of Centex Real Estate Corporation, a Nevada corporation, on behalf of the corporation. He is personally known to me or has produced PERSONALLY KNOWN as identification, and did take an oath.

Robert S. Porter

(print)

Notary Public
State of Florida



ROBERT S. PORTER
MY COMMISSION # 00311397 EXPIRES
August 26, 1997
BONDED THROUGH FIDELITY INSURANCE CO.

94-0023373

94 FEB 16 AM 11:40

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

RECEIVED
[Signature]
CLERK OF CIRCUIT COURT