

Prepared by:
Charles W. Brown Jr., Esq.
Crabtree Law Group, P.A.
8777 San Jose Blvd.
Building A, Suite 200
Jacksonville, FL 32217

REVIVED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ASHLEY GREEN

THIS REVIVED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made effective by the Ashley Green Owners Association, Inc. (the "Association"), a Florida not for profit corporation, this 27 day of May, 2025.

RECITALS

A. The Association's Developer recorded that certain Declaration of Covenants, Conditions and Restrictions, for Ashley Green which is recorded at Official Records Book 6730, Page 1396, et seq., together with its amendments, of the Public Records of Duval County, Florida (together referred to as the "Previous Declaration");

B. All of the land encumbered by the Previous Declaration is described as all of the Lots shown on the plat of Ashley Green, recorded in Plat Book 45 at Pages 43, 43A, 43B, and 43C of the Current Public Records of Duval County, Florida.

C. The covenants, conditions, and restrictions contained in the Previous Declaration expired pursuant to Chapter 712, Florida Statutes, also known as the Marketable Record Title Act;

D. The Organizing Committee for the Revitalization of the community's governing documents consists of:

Alexander Hoffman 7728 Lynchburg Ct. W. Jacksonville, FL 32277 (904) 728-3512	Deborah Gelwicks 7734 Lynchburg Ct. W. Jacksonville, FL 32277 (904) 635-8117	Joanne McIntosh 7706 Leesburg Dr. S. Jacksonville, FL 32277 (518) 791-2460
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E. The organizing committee for the Association does hereby submit the following Revived Declaration of Covenants, Conditions and Restrictions for Ashley Green pursuant to 720.403, Florida Statutes, as the "Revived Declaration";

F. The Revived Declaration governs only the lots which were originally encumbered by the Previous Declaration and does not contain covenants that are more restrictive on the parcel owners than the covenants contained in the Previous Declaration and the amendments thereto; and,

G. The voting interests of each parcel owner under this Revived Declaration are the same as the voting interests of the parcel owners under the Previous Declaration. The proportional assessment obligations of each parcel owner under this Revived Declaration shall be the same as the proportional assessment obligations of the parcel owners under the Previous Declaration.

NOW, THEREFORE, the Association hereby revives all terms and provisions of the Previous Declaration as follows:

IN WITNESS WHEREOF, the Ashley Green Owners Association, Inc. has executed this Revived Declaration the date stated above.

Signed, sealed and
delivered in the
presence of:

Nicole S. Bobbin
Nicole Bobbin
Witness Print Name
Address: 8777 San Jose Blvd.
Building A, Suite 200
Jacksonville, FL 32217
Its: Secretary

Ashley Green Owners Association, Inc.,
a Florida Not for Profit Corporation

Joanne McIntosh
By: Joanne McIntosh
Its: President

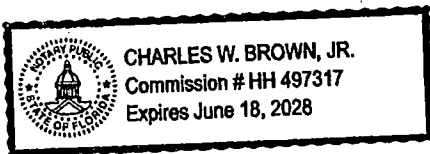
Nicole S. Bobbin
Attest By: Nicole Bobbin

Charles W. Brown Jr

Charles W. Brown Jr
Witness Print Name
Address: 8777 San Jose Blvd.
Building A, Suite 200
Jacksonville, FL 32217

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization this 27 day of May, 2024, by Joanne McIntosh, as President for Ashley Green Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me and who did take an oath.



Charles W. Brown Jr
(Print Name Charles W. Brown Jr)
NOTARY PUBLIC, State of Florida At Large.
Commission No. _____
My Commission Expires: _____

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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ASHLEY GREEN

THIS DECLARATION, made on the date hereinafter set forth by SUMMER GREEN ASSOCIATES, a joint venture comprised of CAB OF JAX, INC., a Florida corporation, and SUMMERHOMES INCORPORATED, a Florida corporation, hereinafter referred to as "Declarant."

W I T N E S S E T H:

Declarant is the owner of all lots located in Ashley Green according to plat thereof as recorded in Plat Book 45, page 43 et seq., of the public records of Duval County, Florida ("Ashley Green"), and desires to develop Ashley Green as a planned community with common amenities.

NOW, THEREFORE, Declarant hereby declares that all of Ashley Green shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of and which shall run with the land and be binding on all parties having any right, title or interest in Ashley Green or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
Definitions

1. "Association" or "Master Association" means Ashley Green Owners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

2. "Owner" means the record owner, whether one or more persons or entities, of a fee simple title to any Residential Lot which is a part of Ashley Green, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

3. "Property" means the real property platted as Ashley Green as recorded in Plat Book 45, page 43 et seq., of the public records of Duval County, Florida, together with improvements thereon and such additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation pursuant to the terms hereof.

THIS INSTRUMENT WAS PREPARED BY:
TO: JAMES S. TAYLOR of
ULMER, MURCHISON, ASHBY & TAYLOR
P. O. BOX 479
1600 FIRST UNION BUILDING
JACKSONVILLE, FLORIDA 32202

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4. "Common Area" or "Common Areas" means all real property (including the improvements thereon) owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot will be described in a deed from Declarant to the Association to be recorded in the public records of Duval County, Florida.

5. "Developer" means Summerhomes Incorporated, a Florida corporation, and/or its successors and assigns of its rights hereunder or any successors or assigns. All references to Developer herein, including all rights and obligations of the Developer, shall burden and benefit successors or assigns of Developer to the same extent as if such successors or assigns were the named Developer hereunder. The Developer shall also be an Owner or Member for so long as the Developer shall be the record owner of any parcel of Property subjected to this Declaration.

6. "Residential Dwelling Unit" means any part of the Property which has been improved for use as a single-family dwelling, including, without limitation, any single family detached dwelling, garden home or patio dwelling, which is substantially completed.

7. "Residential Lot" or "Lot" means a platted lot intended to be used for the construction of a Residential Unit.

8. "Articles" means the Articles of Incorporation of the Association.

9. "Board of Directors" means the Board of Directors of the Association.

10. "Bylaws" means the Bylaws of the Association.

11. "Declaration" means this Declaration of Covenants, Conditions and Restrictions applicable to the Property.

12. "VA" means the Veterans Administration and its successors and assigns.

13. "FHA" means the Federal Housing Administration and its successors and assigns.

14. "Mortgagee" means any institutional holder of a first mortgage encumbering a portion of the Property as security for the performance of any obligation, including a bank, savings and loan association, insurance company, any real estate or mortgage investment trust, and insurers or guarantors of mortgages, including, without limitation, Federal National Mortgage Associa-

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tion, Government National Mortgage Association, the Veterans Administration and Federal Housing Administration or any lender generally recognized as an institutional type lender.

15. "Unit" used without qualifying language includes Residential Lots and Residential Dwelling Units.

ARTICLE II
Property Rights

1. Owner's Easements of Enjoyment. Every Owner and Developer shall have a right and easement of ingress and egress and enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to every Residential Lot, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area.

(b) The right of the Association to suspend the voting rights and to suspend the right to use of the recreational facilities by an Owner for any period during which any assessment against his Residential Lot remains unpaid and to suspend the right to use the recreational facilities for a period not to exceed sixty (60) days for any infraction of its published rules and regulations, without waiver or discharge of the Owner's obligation to pay the assessment.

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members.

(d) The right of the Association by its Board of Directors to dedicate or transfer to any public or private utility or public authority, utility or drainage easements on any part of the Common Areas.

2. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his right of enjoyment of the Common Area and facilities to any occupant of a Residential Dwelling Unit and the members of his family.

ARTICLE III
Membership and Voting Rights

1. Right to Membership. Every Owner of a Residential Lot which is subject to this Declaration shall be a member of the

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Association. Membership shall be appurtenant to and may not be separated from ownership of any Residential Lot.

2. Classes of Membership. The Association shall have two classes of voting membership:

(a) Class A. Class A members shall be all Owners, with the exception of the Developer. Each Class A member shall be entitled to one (1) vote for each Residential Lot owned.

(b) Class B. The Class B members shall be the Developer who shall be entitled to three (3) votes for each Residential Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever first occurs:

(1) the number of votes assigned to Class A members equals the number of votes assigned to Class B members;

(2) within six (6) months from that time at which all the Residential Dwelling Units that are subject to this Declaration have been completed, some have been conveyed to purchasers and no Residential Dwelling Units are under construction or offered for sale by the Developer in the ordinary course of business; or

(3) ten (10) years from the date of recording this Declaration.

3. Multiple Owners. When any property entitling an Owner to membership as a Class A member is owned of record in the name of two (2) or more persons or entities, whether fiduciaries or in any other manner of joint or common ownership, only one of such persons, who shall be designed by such joint owners, shall become the member entitled to vote. Such vote shall be exercised as they among themselves determine or as the covenants and restrictions applicable to such property shall determine but in no event shall more than one (1) vote be cast with respect to any such Residential Lot. Where a partnership, corporation or other entity is a Class A member, such Class A member shall designate one representative of such partnership or such corporation or other entity to be the member entitled to vote.

ARTICLE IV

Covenant for Maintenance Assessments

1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Residential Lot owned or to be owned within the Property, hereby covenants, and each Owner of any Residential Lot by acceptance of a deed therefor, whether or

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~~not official~~ **OFFICIAL RECORDS** shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (a) annual assessments or charges and (b) special assessments, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, late charges and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Residential Lot against which each such assessment is made. Each such assessment, together with interest, costs, late charges and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Residential Lot at the time when the assessment fell due. In the case of co-ownership of a Residential Lot, all of such co-owners shall be jointly and severally liable for the entire amount of the assessment. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by such successor in title.

2. Purpose of Annual Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Property and for the improvement, maintenance and repair of the Common Areas and islands and medians within the public streets shown on the plat. The Association shall have an obligation to improve, repair and maintain such islands and medians within the public streets and the Common Areas and such obligation shall not be released, altered or changed without the prior approval of the City of Jacksonville.

3. Maximum Annual Assessment.

(a) Until the date on which there is no Class B member, the maximum annual assessment for each Residential Lot shall be \$120.00 and shall be payable in equal installments as determined by the Association.

(b) From and after the date on which there is no Class B member, the maximum annual assessment may be increased each year not more than five percent (5%) above the maximum assessment for the previous year without a vote of the membership.

(c) From and after the date on which there is no Class B member, the maximum annual assessment may be increased above five percent (5%) by a vote of two-thirds (2/3rds) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(d) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

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(e) The Association in determining the common expenses may establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Areas.

4. Special Assessments. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3rds) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

In addition, the Board of the Association may assess a special assessment against an Owner for the cost of repair or restoration on account of the damage or injury to the Common Areas caused by the Owner's negligence or failure to comply with the provisions hereof.

5. Notice and Quorum for Any Action Authorized under Paragraphs 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under paragraphs 3 and 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast a majority of all the votes of each class of membership shall constitute a quorum.

6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Residential Lots (except special assessments specifically assessed against an Owner for costs incurred solely on account of his negligence or failure to comply herewith).

7. Date of Commencement of Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Residential Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Residential Lots at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The annual assessment shall be payable at the times and in the manner determined by the Board. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Residential

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Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Residential Lot is binding upon the Association as of the date of its issuance. To insure that the Association will have funds necessary to meet unforeseen expenditures, Declarant shall establish a working capital fund at least equal to two months' estimated assessment for each Unit. Such amount shall be paid into the Association at the earlier of the time each Unit is conveyed or is first occupied. Such fund shall be maintained in a segregated fund by the Association. While there is a Class B member, the working capital fund shall not be used to defray Declarant's expenses, reserve contributions or construction costs or to make up budget deficits, but Declarant may reimburse itself for any contributions made to the working capital fund on account of unsold Units when such Units are sold.

8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within fifteen (15) days after its due date shall be subject to a late charge of ten percent (10%) of the amount of the payment due and, if not paid within thirty (30) days after the due date, shall bear interest from the due date at the rate of fifteen percent (15%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Residential Lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Residential Lot.

9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Residential Lot shall not affect the assessment lien. However, the sale or transfer of any Residential Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Residential Lot from liability for any assessment thereafter becoming due or from the lien thereof. Any such delinquent assessments which were extinguished pursuant to the foregoing may be reallocated and assessed against the remaining Residential Lots as a common expense.

10. Exempt Property. All properties dedicated to and accepted by a local public authority and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the state of Florida shall be exempt from the assessment created herein, except that no land or improvements devoted to dwelling use shall be exempt from assessments.

11. Homeowners' Association. If for any reason any homeowner association refuses to perform the obligations imposed on

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it under the terms and provisions of its Articles of Incorporation, Bylaws or Declaration of Covenants, this Association shall have the right, but not the obligation, to perform such obligations and assess the cost thereof against all owners responsible therefore as a special assessment.

ARTICLE V
Architectural Control

1. Design Criteria. It is the Declarant's intent to create and maintain a subdivision in harmony with its surroundings and the natural elements of Ashley Green. The Residential Dwelling Units constructed or to be constructed within Ashley Green have been or will be designed to be compatible with each other and to establish a level of construction standards. No owner is permitted to make any changes to the exterior of any Residential Dwelling Unit or other improvement on the Property without the prior approval of the Architectural Control Committee of the Association.

2. Necessity of Architectural Review and Approval. No building, fence, wall or other structure, which is visible from outside the Residential Dwelling Unit other than those erected by the Developer, shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change in alteration, including, without limitation, a change in the exterior color, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee of the Association and by an architectural committee of the homeowners' association having jurisdiction. In the event the committees fail to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to them, approval will not be required and this Article will be deemed to have been fully complied with. In the event that there is a disagreement between the Master Association and the homeowners' association or their respective Architectural Review Boards, the decision of the Master Association shall prevail.

3. Architectural Control Committee. The Architectural Control Committee shall be appointed by and serve at the pleasure of the Board. Until the control of the Association is assumed by the Class A members, the Architectural Control Committee shall be composed of members who need not be members of the Association. The majority of the Architectural Control Committee shall constitute a quorum to transact business at any meeting.

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ARTICLE VI
Use Restrictions

In order to provide for congenial occupancy of the Property and for the protection of the value of the Residential Dwelling Units, the use of the Property shall be in accordance with the following provisions so long as the Property is subject to this Declaration.

1. Common Areas. The Common Areas shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the Owners. There shall be no obstruction or alteration of, nor shall anything be stored, altered or constructed in, or removed from, the Common Areas without the prior written consent of the Association.

2. Insurance. No use shall be made of the Common Areas which will increase the rate of insurance upon the Property without the prior consent of the Association. No Owner shall permit anything to be done or kept on the Common Areas which will result in cancellation of insurance on any part of the Common Areas or which will be in violation of any law. No waste shall be committed in the Common Areas. The Association shall determine whether any activity violates this provision.

3. Nuisances. No noxious or offensive activity shall be allowed upon the Common Areas, nor any use or practice which is the source of annoyance or nuisance to Owners or guests or which interferes with the peaceful possession and proper use of the Common Areas by Owners.

4. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Common Areas or any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacement, modification or repair of the Common Areas shall be the same as is elsewhere herein specified.

5. Regulations. Reasonable regulations and rules concerning the use of the Common Areas may be promulgated, modified or amended from time to time by the Board of Directors of the Association, provided, however, that all such rules and regulations not in effect at the time of recording this Declaration and modifications or amendments thereto shall be approved by not less than fifty-one percent (51%) of members of the Association before the same shall become effective. Members not present at meetings considering such regulations or amendments thereto may express their approval or disapproval in writing. Copies of such regula-

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tions and amendments thereto shall be furnished by the Association to all Owners and residents of the Property upon request.

ARTICLE VII
Lakes

1. Water Level and Use. With respect to the lakes now existing or which may hereafter be erected either within the Property or adjacent or near thereto, only the Master Association shall have the right to pump or otherwise remove any water from such lakes for the purpose of irrigation or other use or to place any matter or object in such lakes. The Master Association shall have the sole and absolute right to control the water level of all lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in and on such lakes and to fill any lake and no Owner shall deposit any fill in such lake. No docks, moorings, pilings, boat shelters or other structure shall be erected on or over the lakes without approval of the Association. No gas or diesel driven boat shall be permitted to be operated on any lake. Canoes and small, non-combustion powered boats will be permitted. All permitted boats shall be stored, screened from public view, and shall be stored either within existing structures on the Owner's property or in designated areas within the planned development or behind landscaping approved by the Architectural Control Committee.

2. Maintenance Obligations. The lake embankments shall be maintained by the Owner owning the lake bottom. Such Owners may include a condominium or homeowners' association when the lake embankments form a portion of the common elements or Common Areas of such association, individual Residential Dwelling Unit Owners, or this Association when the lake embankments form a portion of the Common Area. The embankments shall be maintained by the appropriate Owner so that grass, planting or other lateral support shall prevent erosion of the embankment of the lake and the height, grade and contour of such embankments shall not be changed without the prior written consent of the Master Association or Architectural Control Committee thereof. If the Owner required to maintain the embankment fails to maintain such embankment or area as part of the landscape maintenance obligations in accordance with the foregoing, the Master Association or its agent or representative shall have the right, but not the obligation, to enter upon the Owner's property to perform such maintenance work which may be reasonably required, all at the expense of the appropriate Owner.

3. Easements for Use and Enjoyment. Owners are hereby granted the right to reasonable use and benefit of the lakes now existing or which may hereafter be erected, either within the Property or adjacent thereto, subject to the right of the Master

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Association to adopt reasonable rules and regulations from time to time in connection with the use of the lakes by members of the Master Association and subject to the Declarant's reserved right to ingress and egress over the lakes. The ingress and egress to the lakes shall be solely at those access points so designated by the Master Association. The Master Association shall have the right to deny such use to any person whom in the opinion of the Master Association, may create or participate in a disturbance or nuisance on any part of the lake. The right to reasonable use and benefit of the lakes may be subject to riparian rights of others and may be further granted to such other persons, including members of the Master Association, as may be designated by the Master Association from time to time.

4. Ingress and Egress Maintenance Easement. The Master Association hereby reserves an easement across the lakes and lake banks for ingress and egress and reasonable maintenance and care of any portion of the lakes.

5. Boundaries of Lakes. The Declarant does not warrant that property lines along lakes will be at any time identical to those depicted on any surveys of the parcels in light of the meandering nature of the shorelines and the effect of changes in water levels.

ARTICLE VIII
Easements

1. Reservation of Easements. Declarant reserves for itself, its successors and assigns, a right-of-way and easement to erect, maintain and use electric and telephone poles, wires, cables, conduits, storm sewers, drainage swales, sanitary sewers, water mains, gas, sewer, water lines or other public conveniences or utilities on, in and over the Common Areas.

2. Drainage Easements. Owners shall not obstruct or divert drainage flow from drainage easements. Declarant may, with the approval of the Architectural Control Committee, cut drainways for surface waters and establish easements therefor wherever and whenever such action may appear to Declarant or Master Association to be necessary to maintain reasonable standards of health, safety and appearance. These easements include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other action reasonably necessary to install utilities and to maintain reasonable standards of health and appearance but shall not include the right to disturb any improvements erected on a property, unless such improvements are restored to their condition prior to such disturbance promptly thereafter. Except as provided herein, existing drainage shall not be altered so as to divert the flow of water onto an adjacent property or into sanitary sewer lines.

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3. Additional Easements. Declarant reserves the right with the approval of the Architectural Control Committee to impose further restrictions and to grant or dedicate additional easements and rights-of-way over the Property owned by Declarant. In addition, with Architectural Control Committee approval, Declarant hereby expressly reserves the right to grant easements and rights-of-way over, under and through the Common Areas so long as Declarant shall own any portion of the Property. The easements granted by Declarant shall not structurally weaken any improvements or unreasonably interfere with enjoyment of the Common Areas.

4. Cable Television Easement. Declarant, with Architectural Control Committee approval, reserves for itself, its successors and assigns an exclusive easement for the installation and maintenance of radio and television cables within Common Areas and the rights-of-way and easement areas referred to herein.

5. Encroachments. Declarant, upon written approval by the Architectural Control Committee, may grant individual Owners the right to encroach upon easements or Common Areas where necessary for the preservation of trees or the maintenance of overall aesthetics in the area.

6. Non-Access Easements. No driveway shall be constructed or vehicular access allowed over any area designated on the plat as a "Non-Access Easement."

7. Utility Lines. All telephone, cable television, electric and other utility lines and connections between the main utility lines and the Residential Dwelling Unit located on each Lot shall be located underground so as not to be visible.

8. Easements for Driveways, Encroachments, Maintenance and Drainage.

(a) Developer has installed or will install driveways to serve the enclosed garage attached to each Unit. To the extent that such driveway may be located on an adjacent Unit, the Owner of the Unit served by such driveway shall have an easement for the use thereof for ingress and egress and for pedestrian and vehicular traffic. The Owner of such easement shall be responsible for the repair and maintenance of such easement and any pavement located thereon.

(b) Declarant hereby grants to each Owner of a Unit on Lots 1 through 71 on which a building is located less than five (5) feet from a side lot line, an easement for ingress and egress over the Unit adjacent to said side lot line, which easement

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shall be five (5) feet in width measured from the foundation of such building and shall encircle the building on the Residential Lot. The easement shall be for: (a) the ordinary and reasonable maintenance and upkeep of the building and shrubbery on the Residential Lot benefited by this grant of easement; (b) encroachments created by construction, settling and overhangs, including plants and shrubbery, screen and trellis supports, and patio enclosure walls for the building; and (c) the installation, maintenance and use of drainage swales. The Owner of a Unit subject to this easement shall not obstruct or divert the drainage flow from the drainage swales nor place any construction or other improvements within the easement area without the prior written consent of Developer. In the event any building is partially or totally destroyed and then rebuilt, the Owners of the adjoining Residential Lots agree that minor encroachments created by reconstruction shall be permitted and that a valid easement for such encroachments for the maintenance thereof shall exist. If a Residential Dwelling Unit or attached garage is constructed by Developer over such easement, the easement shall be deemed to be abandoned beneath such structure.

9. Easement for Entry Sign, Wall and Landscaping. Developer intends to construct a wall over Lots 1, 2 and 3 and Lots 82 and 83 approximately parallel to and within 15 feet of the north line of such Lots. Declarant, Developer and the Association shall have an easement to construct and maintain such wall and to install and maintain landscaping within such area. In addition, Developer intends to install a subdivision identification sign within the north 30 feet of Lot 2 and the north 30 feet of Lot 83G. Declarant, Developer and Association shall each have an easement to construct and maintain such sign and to install and maintain landscaping within such area. However, nothing herein shall be construed to impose any obligation on Developer or Declarant to install or maintain the wall, sign or any landscaping within such easement.

10. Appurtenance of Easements. Any easements granted or created herein shall be appurtenant to and shall pass with the title to the Lots benefited by such easements, whether or not the same shall be referred to in any deed conveying title to any Lot or referred to in any mortgage encumbering any Lot.

ARTICLE IX
Rights of Mortgagees

1. Rights of Mortgagees. Upon written request to the Association identifying the name and address of a mortgagee, such mortgagee will be entitled to timely written notice of:

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(a) Any condemnation loss or any casualty loss which affects a material portion of the Property or any Residential Dwelling Unit on which there is a first mortgage held, insured or guaranteed by such mortgagee.

(b) Any delinquency in the payment of assessments or charges owed by an Owner of a Residential Dwelling Unit subject to a first mortgage held, insured or guaranteed by such mortgagee, which remains uncured for a period of sixty (60) days.

(c) Any lapse, cancellation or material modification of any insurance policy, fidelity bond or other bond maintained by the Association.

(d) Any proposed action which would require the consent of a specified percentage of mortgage holders.

ARTICLE X**Reconstruction or Repair after Casualty**

1. Restoration and Repair. In the event that any portion of the Common Areas is damaged or destroyed by casualty, it shall be repaired or restored to substantially its condition prior to the damage or destruction by the Association.

2. Insurance Proceeds. Repair or reconstruction of the Common Areas shall be substantially in accordance with the plans and specifications pursuant to which the same was originally construed. All insurance proceeds shall be applied to the restoration and repair. If the insurance proceeds are insufficient, the deficit shall be assessed against all Owners as a special assessment. If there is a surplus of insurance proceeds, it shall become the property of the Association.

ARTICLE XI**Restrictions Affecting Residential Lots**

1. Residential Use. Each Residential Lot is restricted to use as a single-family residence. All provisions and requirements of the zoning code applicable thereto as the same now exists shall be applicable to each Residential Lot.

2. Garages. Each Unit shall include an enclosed garage. The enclosed garage shall be used for the parking of automobiles and no automobiles regularly used by a resident of a Unit shall be parked on any street in the subdivision unless there is an automobile parked in such enclosed garage.

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3. Replatting. No platted lot shall be subdivided without approval of the Association.

4. Improvements to be Approved by Association. No building, fence, wall or other structure shall be commenced, erected or maintained on any Unit, except those initially constructed by the Developer, until the plans and specifications showing the nature, kind, shape, height, size, material and location of the same shall have been submitted to and approved in writing by the Association. In making a determination as to whether such improvement will be approved, the Association shall consider the design and color scheme in relation to surrounding structures, the structural design and location in relation to surrounding structures and topography. No lawn decorations such as (but not limited to) planter boxes, statuary, bird baths, fountains and the like are permitted without approval of the Association.

5. Alterations. No additions or exterior alterations to any Unit as originally constructed shall be allowed without the written approval of the Association. No enclosed garage area shall be converted into living space.

6. Exterior Appearance. No change in the original exterior color or materials of any Unit shall be allowed without the written approval of the Association.

7. Awnings and Exterior Fixtures. No awnings, shade or other extraneous fixtures or decorations shall be attached to the exterior of any Unit and no exterior windows or doors may be altered, added, deleted or relocated without the written approval of the Association. No window covering or window treatment (including drapes, curtains, shutters and the like) shall be permitted in any window where there is any color visible from the outside of the Unit except white or light cream color.

8. Sheds, Shacks and Trailers. No shed, shack, trailer, tent or other temporary or removable building or structure of any kind shall be erected or permitted to remain on any Residential Lot. This paragraph shall not prevent the use of a temporary building during the period of actual construction of a building and other improvements permitted hereunder nor the use of adequate sanitary toilet facilities for workers during the course of such construction. Likewise, the Developer may maintain a trailer or portable construction shack of attractive design suitably landscaped on any Residential Lot and may maintain such sales offices as may be necessary for the conduct of sales within the subdivision.

9. Signs. No sign of any character shall be displayed upon or permitted to remain on any Unit except "For Rent" or "For

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"Sale" signs, which signs may refer only to the particular premises on which displayed and shall be of material, size, height and design as approved by the Association. The Association may enter upon any Unit and summarily remove any sign which violates the provisions of this paragraph. Such entry and abatement, correction or removal shall not be deemed a trespass or make the Association liable in any wise for damages on account thereof. Nothing herein shall prevent the Developer from erecting or maintaining such commercial and display signs as may be necessary for development or sales purposes.

10. Clotheslines. No clothing or other household fabric shall be hung in the open on any Unit.

11. Mailboxes. No mailbox or paperbox or other receptacle of any kind designed for use in the delivery of mail, newspapers, magazines or similar material shall be erected or located on any Unit except those approved by the Association.

12. Offensive Activities. No illegal, noxious or offensive activities shall be permitted or carried on on any Unit or any part thereof, nor shall anything be permitted to be done thereon which is or may become a nuisance to the neighborhood. No trash, garbage, rubbish, debris, waste materials or other refuse shall be deposited or allowed to accumulate or remain on any Unit or any part thereof. No fires for burning trash, leaves, clippings or other debris or refuse shall be permitted to be on any Unit or any part thereof or road right-of-way adjacent thereto. No mechanical repairs shall be performed on any vehicle on any Unit or road right-of-way adjacent thereto except minor repairs that are completed within a two-hour period.

13. Pets. Not more than two domestic animals shall be kept on any Unit. No animal shall be kept on a Unit for any commercial or breeding use or purpose. If, in the opinion of the Association, any animal becomes dangerous or becomes an annoyance or nuisance in the neighborhood or destructive of wildlife, the Association may prohibit such animal from being kept on a Unit.

14. Window Air Conditioning. Unless prior approval of the Association has been obtained in writing, no window air-conditioning unit shall be installed in any Unit.

15. Boats and Campers. No boats, campers, recreational vehicles, trailers, trucks or other vehicles of any type shall be kept parked on any Unit or any part thereof or right of way adjacent thereto, except within the confines of an enclosed garage. The doors of all garages shall be kept closed at all times (except when opened for the purpose of permitting ingress and egress of an automobile and then for so long as reasonably necessary for such purpose). Parking on rights of way shall be

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subject to regulation by the Association. No vehicle shall be parked on any Residential Lot or street in the subdivision unless the same is usable on the highways of Florida and has a current state license tag.

16. Lawns and Landscaping. Unless responsibility is assumed by the Association and/or its assigns, each Owner shall be responsible for the maintenance of the lawn, landscaping and exterior of all buildings and structures on the Residential Lot owned by such Owner, all of which shall be maintained in a neat and orderly manner with the lawns cut, landscaping trimmed and exterior improvements painted and in good repair.

17. Maintenance of Fence. The Owners of Units upon which a fence is constructed shall maintain said fence in a clean, neat and substantial manner and shall not make any changes or alterations in the height, design and type of original construction of said fence without prior written approval of Developer or the Association.

18. Amendments or Additional Restrictions. Declarant shall have the right to:

(a) amend these covenants and restrictions, but all such amendments shall conform to the general purposes and standards of the covenants and restrictions herein contained;

(b) amend these covenants and restrictions to comply with the requirements of the United States Department of Housing and Urban Development or Veterans' Administration;

(c) amend these covenants and restrictions for the purpose of curing any ambiguity in or inconsistency between the provisions contained herein;

(d) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower the standards of the covenants and restrictions herein contained;

PROVIDED, HOWEVER, any amendments or additions to these covenants and restrictions shall comply with the requirements of the United States Department of Housing and Urban Development or Veterans Administration. Any amendment to Article IV, paragraph 2, requires approval by the City of Jacksonville.

Developer shall have the right to release any building plot from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if Developer determines such violation to be a minor or insubstantial violation.

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In addition to the rights of Declarant provided for in this section, the Owners of 75% or more of the Lots shall have the right to amend or alter this Declaration and any part thereof, except for Article VII, paragraphs 2 and 4, and the obligation of the Association to improve, repair and maintain the islands and medians within the public streets and the Common Areas in accordance with Article IV, paragraph 2; PROVIDED, HOWEVER, any amendment or additions to this Declaration shall be subject to approval in writing by the FHA or VA prior to their recording and provided no amendment shall adversely affect the Declarant or alter the rights or increase the obligations of the Class B members of the Association.

19. Trees. No tree four (4) inches or more in diameter measured at a point two (2) feet above the average height of the ground at the base, nor any species of oak of any size, may be removed without the specific prior approval of the Association.

20. Easements. The Declarant, for itself and its successors and assigns, reserves the right, privilege and easement over and under all easement areas shown on the Plat and over and under the five (5) foot strip of land at the rear of each Residential Lot and, except on Residential Lots which are used for the construction of townhouses, along the side line of each Residential Lot, to erect, maintain, and use electric and telephone wires, cables, conduits, water mains, drainage lines or drainage ditches, sewer and other suitable equipment for drainage and sewage disposal purposes or for the installation, maintenance, transmission and use of electricity, gas, telephone, lighting, heating, water, drainage, sewage, and other conveniences or utilities. The owners of the Residential Lots subject to the privileges and rights and easements referred to in this paragraph shall acquire no right, title and interest in and to wires, cables, conduits, pipes, mains or lines to other equipment and facilities placed on, over, or under property which is subject to said privileges, rights and easements. In the event that any Residential Lot is subdivided, easements described herein as well as the side line restriction provided for herein shall be deemed to exist on each side of the new Residential Lot thus created and the former easements and side line restrictions shall cease to be effective as to such resubdivided Residential Lot, except to the extent that the same is actually being used for a utility. No Structure, pavement or other improvement shall be erected on any part of any easement by any owner of any Residential Lot and, in the event any Structure or other improvement is placed on said easement area, the same shall be removed upon request of the Developer at the cost of the owner of said Residential Lot. If a Residential Dwelling Unit or attached garage is constructed by Developer over such easement, the easement shall be deemed to be abandoned beneath such structure.

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21. Precedence. Where these covenants and restrictions are more stringent than those imposed by any governmental agencies, these covenants and restrictions shall prevail.

22. Legal Action and Violation. If any person or entity violates or attempts to violate any of these covenants and restrictions, any person or persons owning any Residential Lot and the Association or any of them may, upon ten (10) days' written notice to the Owner of the offending Residential Lot: (a) prosecute proceedings at law for the recovery of damages against those violating or attempting to violate any of such covenants and restrictions; and (b) maintain a proceeding in equity against those so violating or attempting to violate any of such covenants or restrictions, for the purpose of preventing or enjoining all or any such violation or attempted violations. If any Structure exists on a Residential Lot or condition exists which is in violation of these covenants and restrictions, the Association shall have the right, but not the obligation, to enter upon the Residential Lot where such violation exists and summarily to abate, correct or remove the same, all at the expense of the owner of such Residential Lot, which expense (herein called "Special Assessment") shall be payable by such owner to the Association on demand, and such entry and abatement, correction or removal shall not be deemed to trespass or make the Association liable or otherwise for any damages on account thereof.

The remedies contained in this paragraph shall be cumulative of all other remedies now and hereinafter provided by law and equity.

23. Waiver. The failure of the Association to enforce any covenants or restrictions or any obligation, right, power, privilege, authority, or reservation herein contained, however long continued, shall not be deemed a waiver of the right to enforce the same thereafter as a breach or violation hereof.

24. Attorneys' Fees. Any Owner found to be in violation of these restrictions shall be obligated to pay the reasonable attorneys' fees of the successful plaintiff in any action seeking to enforce or prevent, correct or enjoin such violation or seeking damages for the breach of these restrictions.

25. Severability. All restrictions herein contained shall be deemed to be several and independent. The invalidity of one or more or any part of one shall in no way impair the other remaining restrictions or any part thereof.

26. Rights Reserved to Declarant. Declarant shall have the right to waive compliance with these restrictions where Declarant makes a good faith determination that such violation is minor and

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will not cause a material disruption of the development plan contemplated hereby.

ARTICLE XII
General Provisions

1. FHA/VA Approval. In the event that the Ashley Green is approved by the VA and FHA or either of them and the VA or FHA guarantees or insures a mortgage on a Residential Dwelling Unit, then so long as there is a Class B membership, the following actions will require the prior approval of the FHA or the VA, as the case may be: annexation of additional properties, dedication, conveyance or mortgaging of Common Areas, dissolution, merger or consolidation of the Association or amendment of this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 6th day of February, 1989.

Signed, sealed and delivered
in the presence of:

Cynthia Elaine Jones
Vicki Johnson

SUMMER GREEN ASSOCIATES,
a joint venture

By: CAB of JAX, INC.,
a Florida corporation

By [Signature]
Its President

and

Cynthia Elaine Jones
Vicki Johnson

By: Summerhomes Incorporated,
a Florida corporation

By [Signature]
Its Executive Vice President

("Declarant")

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STATE OF FLORIDA
COUNTY OF DUVAL

John The foregoing instrument was acknowledged before me this
day of November, 1989, by Charles A. Brown, Jr.
the President of CAB OF JAX, INC., a general partner
of SUMMER GREEN ASSOCIATES, a joint venture, on behalf of the
Venture.

[Signature]
Notary Public, State and County
aforesaid

My Commission expires:

(Notarial Seal)

Notary Public, State of Florida
My Commission Expires Feb. 21, 1992
Bonded Thru Troy Fain - Insurance Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

John The foregoing instrument was acknowledged before me this
day of November, 1989, by Gregory E. Matamor
the Executive Vice President of SUMMERHOMES INCORPORATED, a
general partner of SUMMER GREEN ASSOCIATES, a joint venture, on
behalf of the Venture.

[Signature]
Notary Public, State and County
aforesaid

My Commission expires:

(Notarial Seal)

Notary Public, State of Florida
My Commission Expires Feb. 21, 1992
Bonded Thru Troy Fain - Insurance Inc.

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CONSENT OF MORTGAGEE

The undersigned, the owner and holder of a mortgage encumbering portions of the Subdivision described in the foregoing Declaration of Covenants, Conditions and Restrictions, hereby consents to the same and subordinates its mortgage to said Declaration.

Dated 2/7/89By William H. SullivanIts Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of February, 1989, by William H. Sullivan, the Senior Vice President of American National Bank of Florida, a National Banking Association on behalf of the association.

Eliabeth Weyton
Notary Public, State and County
aforesaid

My Commission expires:

(Notarial Seal)

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CONSENT OF MORTGAGEE

The undersigned, the owner and holder of a mortgage encumbering portions of the Subdivision described in the foregoing Declaration of Covenants, Conditions and Restrictions, hereby consents to the same and subordinates its mortgage to said Declaration.

Dated March 24, 1989

First Federal Savings and Loan
Association of Jacksonville

By *Willard E. Allen, Jr.*
Its Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of March, 1989, by Willard E. Allen, Jr. the Vice President of First Federal S & L Assn. of Jacksonville a Officer on behalf of the association.

Catherine L. Hines
Notary Public, State and County
aforesaid

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

JUL 11 1 39 PM '89

RECORD VERIFIED
Henry W. Cook
CLERK OF CIRCUIT COURT

My Commission expires: NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Dec. 8, 198
(Notarial Seal)

STATE OF FLORIDA
DUVAL COUNTY

I, UNDERSIGNED Clerk of the Circuit & County Courts, Duval County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of Circuit & County Courts of Duval County, Florida.

WITNESS my hand and seal of Clerk of Circuit & County Courts at Jacksonville, Florida, this the 12 day of July, A.D., 19 89

HENRY W. COOK
Clerk, Circuit and County Courts
Duval County, Florida

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA
JUL 11 1 37 PM '89
RECORD VERIFIED
Henry W. Cook
CLERK OF CIRCUIT COURT

070712

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of ASHLEY GREEN OWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on February 28, 1989, as shown by the records of this office.

The document number of this corporation is N30919.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
28th day of February, 1989.



CR2EQ22 (6-89)

Jim Smith
Jim Smith
Secretary of State

ARTICLES OF INCORPORATION
OF
ASHLEY GREEN OWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of Florida and all of whom are of age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

ARTICLE I
Name of Corporation

The name of the corporation is Ashley Green Owners Association, Inc., hereafter called the "Association."

ARTICLE II
Principal Office

The principal office of the Association is located at 10405 St. Augustine Road, Jacksonville, Florida, 32257-7670, or at such other place as the Board of Directors may from time to time appoint or the business of the Association may require.

ARTICLE III
Registered Agent

James S. Taylor, whose address is 1600 First Union Building, Jacksonville, Florida, 32202, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
Purposes and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Common Areas within the Property described in the Declaration of Covenants, Conditions and Restrictions of Ashley Green to be recorded in the public records of Duval County, Florida (the "Declaration"), to provide for the maintenance of other portions of the Property as provided for in the Declaration and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association by recording an amendment to the Declaration. All terms

contained herein shall mean and refer to the terms as defined in the Declaration.

The Association shall:

1. exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the Property and as the same may be amended from time to time as therein provided, the Declaration being incorporated herein as if set forth at length;

2. fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

3. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

4. borrow money and, with the assent of two-thirds (2/3rds) of each of class of members, to mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. dedicate, sell or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members;

6. participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3rds) of each class of members (notwithstanding the foregoing, Declarant shall have the right to annex additional property as provided in the Declaration);

7. have the right to grant permits, licenses and easements over the Common Areas for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Common Areas;

8. have and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any Residential Lot which is subject by the Declaration to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Residential Lot which is subject to assessment by the Association.

ARTICLE VI Membership and Voting Rights

1. Right to Membership. Every Owner of a Residential Lot which is subject to the Declaration shall be a member of the Association.

2. Classes of Membership. The Association shall have two classes of voting membership:

(a) Class A. Class A members shall be all Owners, with the exception of the Declarant and Developer. Each Class A member shall be entitled to one (1) vote for each Residential Lot owned.

(b) Class B. The Class B members shall be the Declarant and Developer who shall be entitled to three (3) votes for each Residential Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever first occurs:

(1) the number of votes assigned to Class A members equals the number of votes assigned to Class B members;

(2) within six (6) months from that time at which all the Residential Dwelling Units that are subject to this Declaration have been completed, some have been conveyed to purchasers and no Residential Dwelling Units are under construction or offered for sale by the Declarant or Developer in the ordinary course of business; or

(3) ten (10) years from the date of recording this Declaration.

3. Multiple Owners. When any property entitling an Owner to membership as a Class A member is owned of record in the name

of two (2) or more persons or entities, whether fiduciaries or in any other manner of joint or common ownership and only one of such persons, who shall be designed by such joint owners, shall become the member entitled to vote. Such vote shall be exercised as they among themselves determine or as the covenants and restrictions applicable to such property shall determine but in no event shall more than one (1) vote be cast with respect to any such Residential Lot. Where a partnership, corporation or other entity is a Class A member, such Class A member shall designate one representative of such partnership or such corporation or other entity to be the member entitled to vote.

ARTICLE VII Board of Directors

The affairs of this Association shall be managed by a Board of not less than three (3) directors who need not be members of the Association. The number of directors may be changed in accordance with the provisions of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Charles A. Brown, Jr.	10405 St. Augustine Road Jacksonville, Florida 32257-7670
Gregory E. Matovina	10405 St. Augustine Road Jacksonville, Florida 32257-7670
Jeffrey M. Jacobs	10405 St. Augustine Road Jacksonville, Florida 32257-7670

At the first annual meeting at which the members are entitled to elect directors, the members shall elect such directors in accordance with the provisions of the Bylaws.

ARTICLE VIII Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organ-

ization to be devoted to such similar purposes. This procedure shall be subject to court approval of dissolution pursuant to Section 617.05, Florida Statutes.

ARTICLE IX Duration

This corporation shall exist perpetually.

ARTICLE X Amendments

Amendments of these Articles shall require the assent of a majority of each class of members. When Class B membership ceases and is converted to Class A membership, amendment of these Articles shall require the assent of the majority of the entire membership.

ARTICLE XI Officers

1. The officers of this corporation who shall serve until the first election of their successors are as follows:

President	Charles A. Brown, Jr.
Vice President and Treasurer	Gregory E. Matovina
Secretary	Jeffrey M. Jacobs

2. The officers of the Association shall be a president, vice president/treasurer and a secretary and such other officers as the Board may from time by resolution create. Officers shall be elected for a one year term in accordance with the procedures set forth in the Bylaws.

ARTICLE XII Bylaws

The Board of Directors shall adopt Bylaws consistent with these Articles. Such Bylaws may be amended by the Declarant on its own motion from the date hereof until control is transferred to the members. Bylaws may be amended at a regular or special meeting of the members by a vote of the majority of a quorum of members present in person or by proxy. In the event that Ashley Green is approved by the Veterans Administration ("VA") and the Federal Housing Administration ("FHA") or either of them and the

VA or the FHA guarantees or insures a mortgage on a Residential Dwelling Unit, the FHA or VA shall have the right to veto amendments while there is a Class B membership.

ARTICLE XIII
FHA/VA Approval

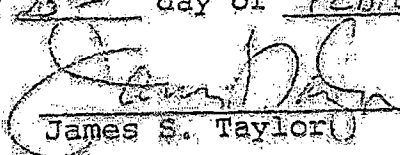
In the event that Ashley Green is approved by the VA and the FHA or either of them and the VA or the FHA guarantees or insures a mortgage on a Residential Dwelling Unit and so long as there is a Class B membership, the following actions will require the prior approval of the FHA or the VA: annexation of additional properties, dissolution, merger or consolidation of the Association, mortgaging, dedicating or conveying of Common Areas and amendment of these Articles.

ARTICLE XIV
Incorporator

The name and address of the incorporator to these Articles is as follows:

<u>Name</u>	<u>Address</u>
James S. Taylor	1600 First Union Building Jacksonville, Florida 32202

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, the incorporator of this Association, have executed these Articles of Incorporation this 23rd day of February, 1989.


James S. Taylor()

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of February, 1989, by James S. Taylor.


Notary Public, State of Florida

My Commission expires:

(Notarial Seal)

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Aug. 22, 1991

**CERTIFICATE OF DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA;
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.092, Florida Statutes, the following is submitted:

Ashley Green Owners Association, Inc., desiring to organize or qualify under the laws of the State of Florida with its principal place of business at City of Jacksonville, County of Duval, Florida, has named JAMES S. TAYLOR located at 1600 First Union Building, Jacksonville, Florida, 32202, as its agent to accept service of process within Florida.

ASHLEY GREEN OWNERS
ASSOCIATION, INC.

By *Jeff M. Jones* Secretary

Dated: February 6, 1989

Having been named to accept service of process for the above stated corporation at the place designated in this certificate, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

James S. Taylor
James S. Taylor

Dated: February 23, 1989

BYLAWS
OF
ASHLEY GREEN OWNERS ASSOCIATION, INC.

ARTICLE I
Name and Location

The name of the corporation is ASHLEY GREEN OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be at 10405 St. Augustine Road, Jacksonville, Florida, 32257-7670, but meetings of members and directors may be held at such places within the state of Florida as may be designated by the Board of Directors (the "Board").

ARTICLE II
Definitions

The definitions of all terms contained herein shall be the same as the definitions set forth in Article I of the Declaration of Covenants, Conditions and Restrictions of Ashley Green.

ARTICLE III
Meeting of Members

1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association and each subsequent regular annual meeting of the members shall be held on the same day at the same time of the same month of each year thereafter. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors or upon written request of the members who are entitled to cast one-fourth (1/4th) of all of the votes of the Class A membership.

3. Notice of Meetings. Written notice of each meeting of the members shall be given by or at the direction of the secretary or person authorized to call the meeting by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

4. Quorum. The presence at the meeting of members entitled to cast or of proxies entitled to cast a majority of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be presented or represented.

5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Residential Lot.

ARTICLE IV

Board of Directors; Selection; Term of Office

1. Number. The affairs of this Association shall be managed by a Board of not less than three (3) directors, who need not be members of the Association. The initial Board shall consist of three persons as set forth in the Articles of Incorporation. Upon the termination of the Class B membership as provided in the Declaration, the number of directors shall be increased to five (5). So long as the Declarant owns one (1) Residential Lot, the Declarant shall be entitled to appoint one (1) director and the remaining directors shall be elected in accordance with the provisions hereof.

2. Term of Office. At the first annual meeting at which the members are entitled to elect directors, the members shall elect one director for a term of one year, one director for a term of two years and the remaining directors for a term of three years and, at each annual meeting thereafter, the members shall elect directors for a term of three years.

3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

5. Action Taken without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V Nomination and Election of Directors

1. Initial Board of Directors. The initial Board shall be appointed by the Declarant. Upon the expansion of the Board to include directors elected by the members, the directors shall be elected as hereinafter set forth.

2. Nomination. Nomination for election to the Board to be elected by the members may be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two or more members of the Association. The Nominating Committee shall be appointed by the Board prior to each annual meeting of the members to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

3. Election. Election to the Board shall be by secret written ballot. At such election, the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI Meetings of Directors

1. Regular Meetings. Regular meetings of the Board shall be held monthly without notice at such place and hour as may be fixed from time to time by resolution of the Board. Should the meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

2. Special Meetings. Special meetings of the Board shall be held when called by the president of the Association or by any two directors, after not less than three (3) days' notice to each director, unless such notice is waived by the directors.

3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

Powers and Duties of the Board of Directors

1. Powers. The Board shall have the power to:

(a) adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation or the Declaration;

(d) declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board; and

(e) employ a manager, an independent contractor, or such other employees as it deems necessary and to prescribe their duties.

2. Duties. It shall be the duty of the Board to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members of the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4th) of the Class A members who are entitled to vote;

(b) establish the level of services to be provided to the members by the Association; supervise all officers, agents and employees of this Association and see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Residential Dwelling Unit at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same;

(d) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states that an assessment has been paid, such certificate shall be conclusive evidenced of such payment;

(e) cause all officers or employees having fiscal responsibilities to be bonded, as provided in Article XIV hereof;

(f) cause the Common Areas to be maintained;

(g) pay or cause to be paid all real property taxes and other assessments against the Common Areas;

(h) procure and maintain adequate liability and hazard insurance on property owned by the Association.

The policy of property insurance shall cover all of the Common Areas (except land, foundation, excavation and other items normally excluded from coverage) but including fixtures and building service equipment to the extent that they are part of the common personal property and supplies. The policy shall afford, as a minimum, protection against the following:

(a) loss or damage by fire and other perils normally covered by the standard extended coverage endorsement;

(b) all other perils which are customarily covered with respect to projects similar in construction, location and use, including flood insurance, if applicable, and all perils normally covered by the standard "all risk" endorsement where such is available. If flood insurance is required, it must be in an amount of 100% of current replacement cost of the improvements or the maximum coverage under the National Flood Insurance Program;

(c) losses covered by general liability insurance coverage covering all Common Areas in the amount of at least \$1,000,000.00 for bodily injury, including deaths of persons and

property damage arising out of a single occurrence. Coverage under this policy shall include, without limitation, legal liability of the insureds for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance and use of the Common Areas and any legal liability that results from lawsuits related to employment contracts in which the Association is a party.

The hazard policy shall be in an amount equal to 100% of current replacement cost of the insured properties, exclusive of land, foundation, excavation and items normally excluded from coverage. The policy shall provide that it may not be cancelled or substantially modified without at least ten (10) days' prior written notice to the Association.

ARTICLE VIII Officers and Their Duties

1. Enumeration of Officers. The officers of this Association shall be a president and vice president, who shall at all times be members of the Board of Directors, a secretary and a treasurer and such other officers as the Board may from time by resolution create.

2. Election of Officers. The election of officers shall take place at the first meeting of the Board following each annual meeting of the members.

3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign or shall be removed or otherwise disqualified to serve.

4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may, from time to time, determine.

5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

7. Duties. The duties of the offices are as follows:

(a) President. The president shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deed and other written instruments; and may co-sign all checks and promissory notes.

(b) Vice President. The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; shall keep the corporate seal of the Association and affix it on all papers requiring said seal; shall serve notice of meetings of the Board and of the members; shall keep appropriate current records showing the members of the Association, together with their addresses; and shall perform such other duties as required by the Board.

(d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; may co-sign all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual audit of the Association books to be made at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

ARTICLE IX
Committees

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X
Books and Records

The books, records and papers of the Association shall at all times during reasonable business hours be subject to inspection by any member or a mortgagee of a Residential Dwelling Unit. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by

any member at the principal office of the Association where copies may be purchased at a reasonable cost.

ARTICLE XI Assessments

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within fifteen (15) days after its due date, a late charge of ten percent (10%) of the amount due shall be levied and, if not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of fifteen percent (15%) per annum and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Property, and interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Residential Lot.

ARTICLE XII Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: Ashley Green Owners Association, Inc., a corporation not-for-profit.

ARTICLE XIII Amendments

1. Amendment. These Bylaws may be amended as provided in the Articles of Incorporation.

2. Conflict. In the event of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control and, in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV Fidelity Bonds

Blanket fidelity bonds shall be required to be maintained by the Association for all officers, directors, trustees or employees of the Association handling or responsible for funds of the Association, whether or not such persons are compensated. Any

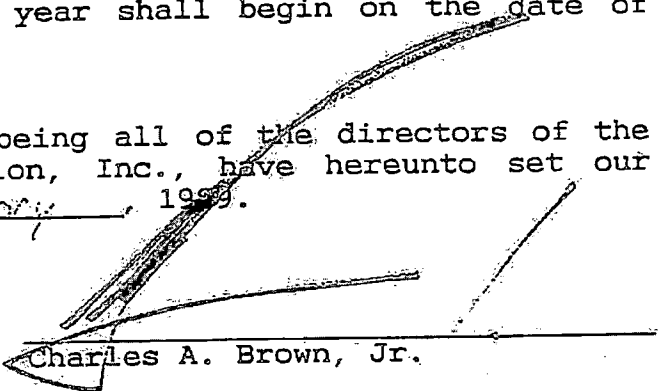
management agent that handles funds for the Association should also be covered by its own fidelity bonds. The total amount of the fidelity bond coverage shall be based upon the best business judgment of the Board and shall not be less than 150% of an amount equal to the estimated annual operating expenses of the Association, including reserves.

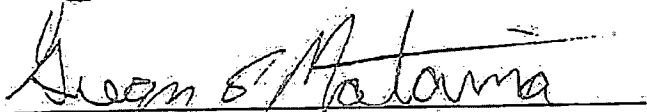
Except for the fidelity bonds that a management agent obtains for its personnel, the fidelity bond shall name the Association as an obligee and shall contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions. The premiums on all bonds shall be paid by the Association as a common expense. The bond shall provide that it cannot be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least ten (10) days' prior written notice to the Association and all first mortgagees.

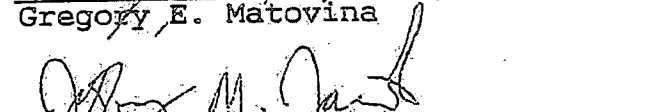
ARTICLE XV Miscellaneous

The fiscal year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the Ashley Green Owners Association, Inc., have hereunto set our hands this 6th day of February, 1999.


Charles A. Brown, Jr.


Gregory E. Matovina


Jeffrey M. Jacobs

ASHLEY GREEN

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL
COUNTY, FLORIDA.

PLAT BOOK 45 PAGE 43
SHEET 1 OF 4 SHEETS

CAPTION

A part of Government Lot 1, Section 2, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the westerly line of said Government Lot 1 and the westerly line of said Section 2 with the southerly right-of-way line of Post Carolina Road, County Road No. 27 (formerly Gilchrist Road, a 66 foot right-of-way as now established); thence easterly along said southerly right-of-way line and the following two (2) courses and distances: COURSE NO. 1: North 89°15'48" East, 545.15 feet to the COURT OF HIGHWAYS; COURSE NO. 2: thence continue North 89°16'48" East, 611.02 feet to the easterly line of said Government Lot 1; thence South 00°45'10" East along last said line, 1291.41 feet to the southerly line of the North 1/2 of the Northeast 1/4 of said Section 2; thence South 89°25'43" West along last said line, 671.02 feet; thence North 00°25'00" West, 1249.10 feet to the LINE OF BOUNDARY.

Containing 19.68 acres, more or less.

DEVELOPER'S CERTIFICATE

This is to certify that Sumner Green Associates has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 189.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points (including ASD-Polite) as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 18th day of MAY, 1989.

Developer
Managing Partner
Sumner Green Associates

Director of Public Works

APPROVED

DATE: 3/22/89

For Director of Public Works

By: Sam C. Moore

City Engineer

For General Council

By: Anna Tenner

CITY'S CERTIFICATE

89-52242

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to us for recording and is recorded in Plat Book 45, Pages 43-44 of the Public Records of Duval County, Florida.

Signed this 19th day of May, A.D., 1989.

Henry Cook
Clerk of Circuit Court

By: Dorcas Langfield
Deputy Clerk

APPROVED FOR THIS RECORD

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 187-2-127 of said City and adopted by its City Council and approved by its Mayor this 17th day of April, A.D., 1989.

Mayor of the City of Jacksonville

Secretary of the City Council of the City of Jacksonville

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, plotted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference documents have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 10th day of MARCH, 1989.

Gregory B. Clay
Geographic
Registered Land Surveyor No. 3577
State of Florida

ADOPTION AND DEDICATION

This is to certify that Sumner Green Associates, a Florida General Partnership, Sumnerhouse Incorporated, a Florida Corporation, under the laws of the State of Florida are the lawful owners of the lands described in the caption herein known as ASHLEY GREEN, and has caused the same to be surveyed and subdivided, that American National Bank of Florida, a national banking association, and First Federal Savings and Loan Association, are the holders of mortgages on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights-of-way and easements for drainage, utilities, sewers and non-access easements, and Tracts "A" and "C", shown herein are hereby irrevocably without reservation dedicated to the City of Jacksonville and its successors. However, the property designated on this plat as Tract "A" is and shall remain privately owned and the sole and exclusive property of Sumner Green Associates, its successors and Grantees. The drainage easements through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors and are subject to the following covenants which shall run with the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville and its successors to discharge into said lakes which these easements traverse all waters which may fall or come upon all rights-of-way hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights-of-way from adjacent land or from any other sources of public waters into or through said lakes without any liability whatsoever on the part of the City of Jacksonville and its successors for any damage, injuries, or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville and its successors; (2) The lakes shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville, by acceptance of this plat, assume no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substance or this may even be or come within said lakes which these easements traverse, nor any responsibility for maintenance nor preservation of the water, utilities, water level, or water depth which responsibility shall be those of the abutting property owners; (3) The City of Jacksonville and its successors shall not be liable nor responsible for the creation, operation, failure nor destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the lakes shown on this plat, but shall have the right to modify the existence of the lakes and that which retains them to affect adequate drainage including but not limited to the right to remove any water level control structures or any part thereof. Sumner Green Associates, developer and owner of the lands described and captioned herein shall indemnify the City of Jacksonville and save harmless from suits, actions, damage and liability and expense in connection with loss of life, bodily or personal injury or property damage, any other damage arising from or out of occurrence in, upon, or at, or from the lakes described above or any part thereof, or occasion, holding or in part by any act of omission of Sumner Green Associates, its agents, contractors, employees, servants, licensees, or concessionaires within Ashley Green. This indemnification shall run with the land and the covenants of Sumner Green Associates, and shall be subject to it.

IN WITNESS WHEREOF, Sumner Green Associates, and said corporations have caused these presents to be executed by their appropriate officers by and with the authority of said Partnership and Corporations this 2nd day of JANUARY, A.D., 1989.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

Witness William E. Allen, Jr.
Witness Diana R. McCrae
Willard E. Allen, Jr.
Vice President

NOTARY FOR FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 14th day of January, A.D., 1989 by Willard E. Allen, Jr., Vice President, of First Federal Savings and Loan Association, on behalf of the association.

Leah Marie Hines
Notary Public
State of Florida at Large
My Commission Expires 12-1-89

TAXES VERIFIED BY SUMNER GREEN ASSOCIATES

Witness Nickie D. Johnson
Witness John D. Pfeiffer
Witness Nickie D. Johnson
Witness John G. Kinard
Witness Cecile Coleman
Witness Linda Pearson
Charles A. Brown, Jr.
President
Sumnerhouse Incorporated
Managing Partner
SUMNERHOUSE INCORPORATED
Charles A. Brown, Jr.
President
AMERICAN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION
William H. Sullivan
Senior Vice President

NOTARY FOR SUMNER GREEN ASSOCIATES

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 2nd day of January, A.D., 1989 by Charles A. Brown, Jr., Managing Partner of Sumner Green Associates, a Florida General Partnership on behalf of the Partnership.
Charles A. Brown, Jr.
Notary Public
State of Florida at Large
My Commission Expires Feb. 21, 1992

NOTARY FOR AMERICAN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 2nd day of January, A.D., 1989 by Charles A. Brown, Jr., President of Sumnerhouse Incorporated, a Florida Corporation, on behalf of the corporation.
Charles A. Brown, Jr.
Notary Public
State of Florida at Large
My Commission Expires Feb. 21, 1992

NOTARY FOR AMERICAN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 4th day of January, A.D., 1989 by William H. Sullivan, Senior Vice President, of American National Bank of Florida, a national banking association, on behalf of the association.
William H. Sullivan
Notary Public
State of Florida at Large
My Commission Expires 2/15/92

APPROVED BY
CLARY ASSOCIATES, INC.
1930 GROWN ROAD
JACKSONVILLE, FLORIDA 32202
MY COM. Exp. 2/28/89

ASHLEY GREEN

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL
COUNTY, FLORIDA.

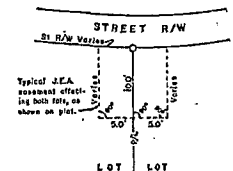
PLAT BOOK 45 PAGE 43A
SHEET 2 OF 4 SHEETS

KEY MAP

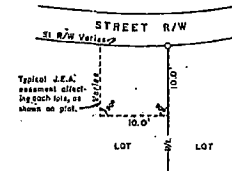
TOTAL LOTS THIS UNIT - 136

FT. CAROLINE ROAD - COUNTY ROAD NO. 27

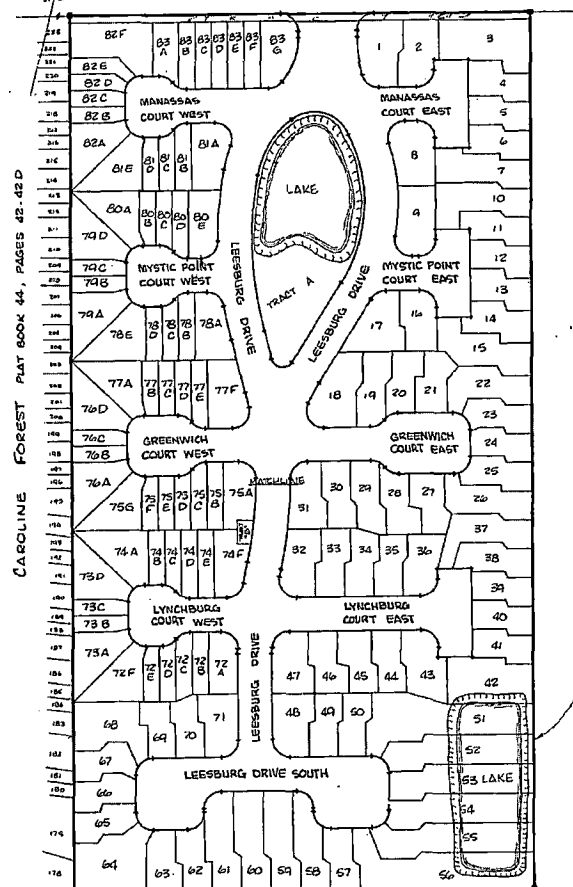
LOT #	SQ. FOOTAGE	LOT #	SQ. FOOTAGE	LOT #	SQ. FOOTAGE
1	6110	46	4202	75D	1560
2	6004	47	5085	75E	1919
3	6506	48	5132	75F	1046
4	4336	49	3840	76A	4910
5	3820	50	3912	76A	5089
6	3973	51	13640	76B	1083
7	5301	52	9290	76C	1001
8	5061	53	9073	76D	5067
9	5567	54	9091	77A	5039
10	6706	55	10090	77B	1850
11	4147	56	15665	77C	1913
12	3950	57	3888	77D	1980
13	4222	58	5930	77E	2339
14	4705	59	6264	77F	5232
15	6977	60	6259	78A	4050
16	4382	61	6273	78B	2379
17	5884	62	4027	78C	2054
18	6595	63	4220	78D	1902
19	4507	64	8685	78E	5436
20	3972	65	3526	78F	5009
21	4006	66	3549	79A	1003
22	8988	67	3549	79B	1000
23	4098	68	7221	79C	5066
24	3705	69	3010	80A	4027
25	4294	70	3534	80B	1930
26	5797	71	4007	80C	1983
27	4144	72A	3560	80D	2317
28	4308	72B	2217	80E	4357
29	4443	72C	2242	81A	5172
30	4159	72D	2059	81B	2355
31	1912	72E	1513	81C	1000
32	5124	72F	5114	81D	1879
33	4252	73A	5224	81E	5069
34	4064	73B	1883	81F	1803
35	3702	73C	1881	82A	1891
36	4459	73D	5027	82B	1507
37	5062	74A	5518	82C	2164
38	4600	74B	1920	82D	7560
39	3776	74C	2106	83A	9960
40	3705	74D	2300	83B	2468
41	3776	74E	2359	83C	2471
42	6212	74F	6777	83D	2471
43	5770	75A	4467	83E	2471
44	3331	75B	2359	83F	1471
45	4304	75C	2310	83G	2644



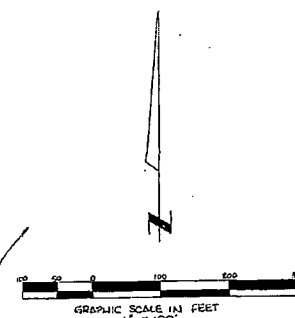
J.E.A. TRANSFORMER PAD EASEMENT
Detail "A"
N.T.S.



J.E.A. TRANSFORMER PAD EASEMENT
Detail "B"
N.T.S.

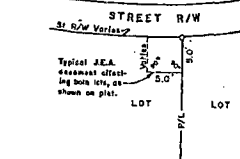


GOVERNMENT LOT 2
SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST



GENERAL NOTES

- 1) Δ DENOTES PERMANENT CONTROL POINT
- 2) $\square$ DENOTES PERMANENT REFERENCE POINT
- 3) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) LOTS TO WHICH EASEMENTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH SECTION 266-415 TOWNSHIP AND EASEMENTS OF THE ZONING CODE.
- 5) EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF CAROLINE FOREST AS RECORDED IN PLAT BOOK 44, PAGE 42-42 D.
- 6) EASEMENTS MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 7) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON PLAT BOOK 44, PAGE 42-42 D. AND OFFICIAL RECORD VOLUME 445, PAGE 130.



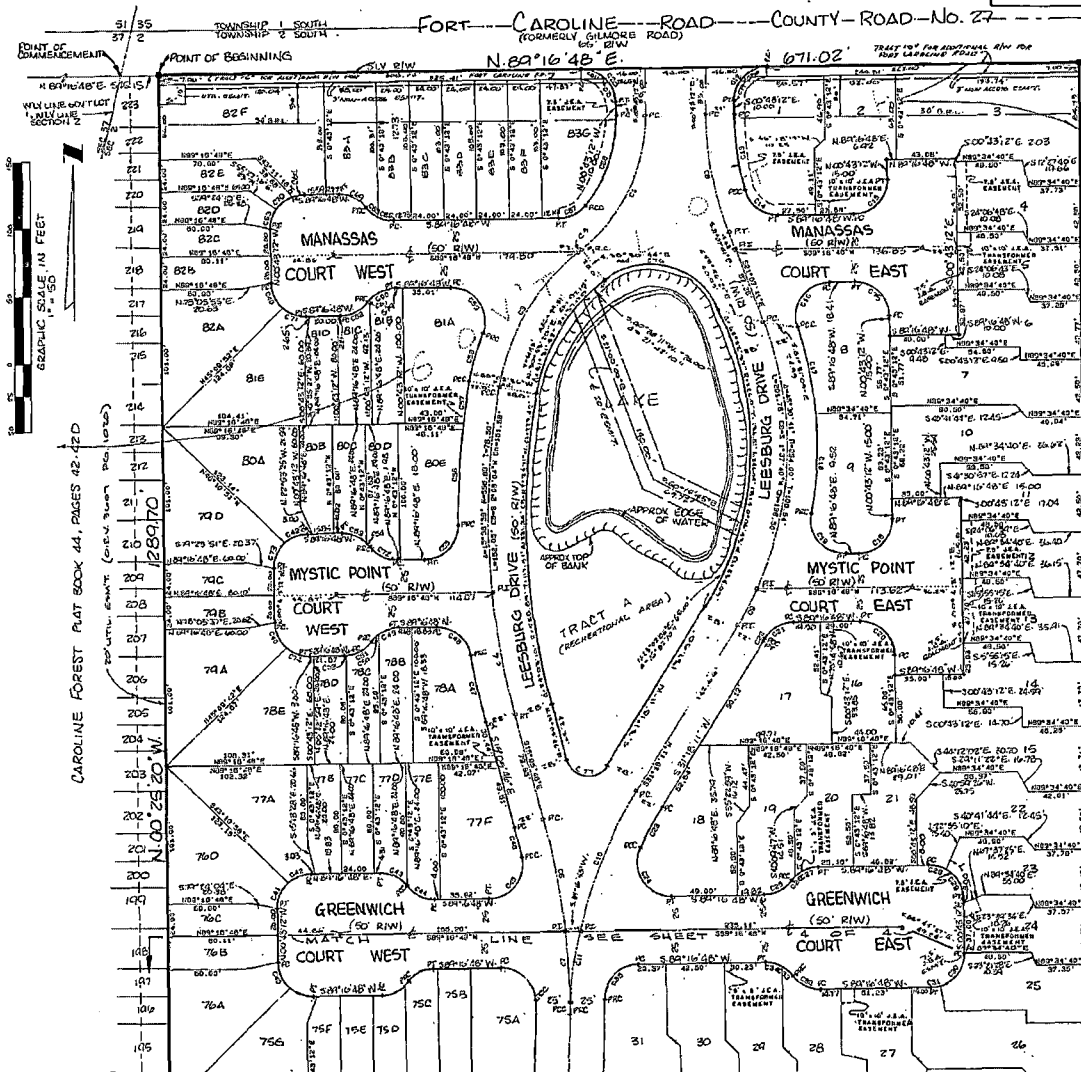
J.E.A. TRANSFORMER PAD EASEMENT
Detail "C"
N.T.S.

-PREPARED BY-
Clary & Associates, Inc.
Professional Land Surveyors
2622 Cross Street, Suite A
Jacksonville, Florida 32217
(904) 321-1111

ASHLEY GREEN

A PORTION OF SECTION 2, TOWNSHIP 2
SOUTH, RANGE 27 EAST, CITY OF
JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 45 PAGE 43B
SHEET 3 OF 4 SHEETS



SEE SHEET TWO FOR GENERAL NOTES
AND AREA TABLE

CURVE TABLE									
CURVE	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING	CHORD	CHORD	CHORD	CHORD
1	52°12'20"	126.00	61.25	113.80	S25°23'02"W	110.00			
2	40°50'45"	185.00	61.44	117.63	S30°27'47"W	115.15			
3	09°24'71"	556.99	45.61	91.45	S10°23'31"E	71.14			
4	00°41'07"	16.00	0.79	1.97	S01°05'45"E	1.97			
5	09°38'26"	566.15	47.01	83.87	S10°46'33"E	83.79			
6	05°22'58"	565.15	26.14	52.25	S03°46'01"E	52.23			
7	20°24'29"	250.00	45.00	80.05	S10°55'27"E	80.58			
8	06°55'11"	254.00	15.36	30.68	S27°00'36"W	30.66			
9	15°11'42"	277.65	55.05	111.11	S21°52'11"W	110.01			
10	00°57'58"	337.50	26.46	52.61	S07°57'25"W	52.76			
11	00°00'00"	25.00	25.00	39.27	S44°16'48"W	36.36			
12	14°11'14"	229.00	20.50	56.70	S07°00'49"E	56.66			
13	75°44'46"	26.00	19.47	33.00	S62°48'45"E	30.72			
14	90°00'00"	25.00	25.00	39.27	S44°16'48"W	36.36			
15	107°50'40"	25.00	36.11	47.08	S35°27'28"E	40.41			
16	134°11'00"	276.00	32.76	65.10	S11°04'10"E	65.04			
17	15°22'20"	276.00	37.25	74.06	S02°39'22"E	73.84			
18	101°03'40"	25.00	30.26	44.10	S40°11'19"E	38.60			
19	00°00'00"	25.00	25.00	39.27	S44°16'48"W	36.36			
20	59°23'23"	25.00	13.97	25.20	S60°05'04"E	24.39			
21	00°24'50"	276.00	1.00	1.99	S21°05'46"W	1.99			
22	06°00'00"	315.00	16.30	33.77	S20°04'11"E	33.76			
23	115°53'23"	35.00	39.92	50.67	S33°46'30"E	42.38			
24	63°07'49"	25.00	12.50	23.18	S62°48'45"E	22.26			
25	09°15'18"	25.00	2.03	4.05	S40°11'19"E	4.04			
26	43°51'30"	25.00	10.06	19.14	S67°01'03"E	18.61			
27	30°00'24"	25.00	6.73	13.16	S76°39'00"E	13.00			
28	59°51'36"	25.00	14.39	26.12	S30°39'00"E	24.95			
29	72°07'18"	25.00	16.42	32.27	S25°42'13"E	30.00			
30	16°02'26"	25.00	3.52	7.00	S01°15'35"E	6.99			
31	53°07'47"	25.00	12.50	23.10	S64°09'19"W	22.36			
32	23°43'33"	25.00	5.25	10.35	S45°07'17"E	10.28			
33	29°41'10"	25.00	6.58	12.93	S27°04'10"E	12.85			
34	30°31'40"	25.00	25.23	39.50	S44°00'58"W	35.52			
35	89°27'06"	25.00	24.73	36.95	S46°07'09"W	35.16			
36	00°00'00"	25.00	1.06	3.90	S40°01'54"W	3.89			
37	44°11'53"	25.00	10.15	19.28	S67°10'51"W	18.01			
38	41°50'30"	25.00	9.56	18.26	S69°47'57"W	17.05			
39	40°00'00"	25.00	11.17	21.01	S73°21'33"W	20.40			
40	40°00'00"	25.00	9.56	18.26	S60°21'33"W	17.05			
41	59°24'36"	25.00	12.30	22.87	S65°47'41"E	22.08			
42	53°00'44"	25.00	12.50	23.10	S64°09'19"E	22.36			
43	60°05'05"	25.00	30.85	44.49	S38°17'46"E	39.05			
44	00°24'29"	574.15	11.23	22.45	S13°53'32"W	22.16			
45	00°00'00"	570.89	25.35	50.67	S12°35'10"W	50.66			
46	80°00'22"	25.00	21.22	35.19	S60°24'01"W	32.36			
47	34°55'37"	25.00	7.86	15.24	S71°40'59"W	15.00			
48	10°12'12"	25.00	4.01	7.94	S45°15'07"E	7.91			
49	49°15'41"	25.00	11.46	21.49	S60°46'50"W	20.94			
50	00°00'00"	25.00	1.88	1.69	S87°30'41"W	1.69			
51	46°00'30"	25.00	10.61	20.07	S67°43'17"E	19.63			
52	07°00'10"	25.00	1.55	3.11	S44°09'33"E	3.11			
53	09°40'53"	25.00	24.93	39.20	S44°21'52"E	35.30			
54	07°27'10"	578.89	37.70	75.30	S03°10'30"E	75.25			
55	09°03'13"	578.89	15.44	30.07	S08°25'45"E	30.06			
56	14°15'06"	107.00	10.42	36.72	S11°04'17"E	36.66			
57	111°06'42"	25.00	37.01	46.84	S34°16'21"W	41.63			
58	46°14'28"	25.00	10.00	20.30	S55°14'33"W	19.83			
59	00°24'29"	25.00	1.80	2.79	S33°10'41"W	2.79			
60	34°07'40"	25.00	12.60	23.10	S61°24'44"W	22.36			
61	34°06'55"	25.00	7.86	15.23	S71°40'59"W	15.00			
62	20°10'11"	25.00	4.45	8.60	S79°11'43"E	8.76			
63	20°02'24"	25.00	4.45	8.60	S79°11'43"E	8.76			
64	20°10'11"	25.00	5.95	11.69	S77°19'30"E	11.56			
65	50°44'11"	25.00	11.86	22.14	S65°44'42"E	21.62			
66	30°15'00"	25.00	37.10	71.27	S10°44'42"E	69.06			
67	53°07'48"	25.00	12.50	23.10	S64°09'19"W	22.36			
68	34°06'55"	25.00	7.86	15.23	S71°40'59"W	15.00			
69	41°50'30"	25.00	9.56	18.26	S69°47'57"E	17.05			
70	40°00'00"	25.00	11.17	21.01	S73°21'33"W	20.40			
71	41°50'30"	25.00	9.56	18.26	S69°47'57"E	17.05			
72	53°07'48"	25.00	12.50	23.10	S64°09'19"W	22.36			
73	40°00'00"	25.00	11.17	21.01	S73°21'33"W	20.40			
74	41°50'30"	25.00	9.56	18.26	S69°47'57"E	17.05			
75	50°00'00"	25.00	25.00	39.27	S44°16'48"W	36.36			
76	04°47'02"	53.12	50.12	80.42	S66°07'13"E	77.76			
77	135°16'55"	16.00	37.33	51.51	S41°16'48"E	29.41			
78	46°00'00"	25.00	10.63	20.10	S67°43'17"E	19.66			
79	46°00'00"	25.00	10.63	20.10	S67°43'17"E	19.66			
80	46°00'00"	25.00	10.63	20.10	S67°43'17"E	19.66			
81	46°00'00"	25.00	10.63	20.10	S67°43'17"E	19.66			

PREPARED BY
CLARY & ASSOCIATES, INC.
3000 GUNN RD., SUITE 200
JACKSONVILLE, FLORIDA 32207
(904) 266-2200

GOVERNMENT LOT 2
SECTION 2, TWP. 2 SOUTH, RGE 27 EAST

Owner	Street		Legal	PID	Lot
Michele C. Ward	7751 Manassas Court E.	Jacksonville, FL 32277	Lot 1, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8015	1
Kazi Shahiduzzaman / Shaheen Sultana	7755 Manassas Court E.	Jacksonville, FL 32277	Lot 2, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8020	2
Loupercio Valentin / Karen Valentin	7759 Manassas Court E.	Jacksonville, FL 32277	Lot 3, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	11314-8025	3
Barbara D. Mancini	7763 Manassas Court E.	Jacksonville, FL 32277	Lot 4, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8030	4
MNSF T2 SPE, LLC	7764 Manassas Court E.	Jacksonville, FL 32277	Lot 5, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8035	5
Gage A. Crews	7760 Manassas Court E.	Jacksonville, FL 32277	Lot 6, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8040	6
Melissa Carter	7754 Manassas Court E.	Jacksonville, FL 32277	Lot 7, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8045	7
Robert Manley	7750 Manassas Court E.	Jacksonville, FL 32277	Lot 8, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8050	8
Theresa M. Bilodeau	7747 Mystic Point Court E.	Jacksonville, FL 32277	Lot 9, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8055	9
Kyung-Nam Park	7751 Mystic Point Court E.	Jacksonville, FL 32277	Lot 10, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8060	10
Russell Holt / Julie A. Holt	7755 Mystic Point Court E.	Jacksonville, FL 32277	Lot 11, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8065	11
Ella Rae F. Jansen	7759 Mystic Point Court E.	Jacksonville, FL 32277	Lot 12, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8070	12
Sandra P. Parks / Gennene M. Reddick	7763 Mystic Point Court E.	Jacksonville, FL 32277	Lot 13, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8075	13
Renee Prulhiere / Even Wilhoyte	7764 Mystic Point Court E.	Jacksonville, FL 32277	Lot 14, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8080	14
Eric Markley	7758 Mystic Point Court E.	Jacksonville, FL 32277	Lot 15, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8085	15

Patricia A. Purdue	7752 Mystic Point Court E.	Jacksonville, FL 32277	Lot 16, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8090	16
Rosanne Powell	7746 Mystic Point Court E.	Jacksonville, FL 32277	Lot 17, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8095	17
Steven E. Routzahn / Virginia H. Routzahn	7749 Greenwich Court E.	Jacksonville, FL 32277	Lot 18, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8100	18
Shelia Louise King	7755 Greenwich Court E.	Jacksonville, FL 32277	Lot 19, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8105	19
Brenden Simrell	7761 Greenwich Court E.	Jacksonville, FL 32277	Lot 20, Pt Lot 21, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 17753, Pages 576 through 577; 45-43 02-2S-27E .092.	113014-8110	LOT 20, PT LOT 21 RECD O/R 17753-576
Travis L. Petersen	7767 Greenwich Court E.	Jacksonville, FL 32277	Pt Lot 21, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 16746 Pages 629 through 630; 45-43 02-2S-27E .091.	113014-8115	PT LOT 21 RECD O/R 16746-629
Celia Pendexter Johnson	7773 Greenwich Court E.	Jacksonville, FL 32277	Lot 22, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8120	22
Linda Lee Elian	7779 Greenwich Court E.	Jacksonville, FL 32277	Lot 23, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8125	23
Patrick E. Cunningham	7785 Greenwich Court E.	Jacksonville, FL 32277	Lot 24, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8130	24
Jessica Baksh / Jennifer Chan	7784 Greenwich Court E.	Jacksonville, FL 32277	Lot 25, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8135	25
Russell V. Kauffman / Bernice G. Kauffman	7778 Greenwich Court E.	Jacksonville, FL 32277	Lot 26, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8140	26
Robin Killen / Madeleine Killen	7772 Greenwich Court E.	Jacksonville, FL 32277	Lot 27, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8145	27
Janina Barrios Payares / Jhonathan Javier Hernandez Molina	7766 Greenwich Court E.	Jacksonville, FL 32277	Lot 28, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8150	28
Joe R. Rocher	7760 Greenwich Court E.	Jacksonville, FL 32277	Lot 29, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8155	29

Nathan A. Kujawa / Moli J. Kujawa	7754 Greenwich Court E.	Jacksonville, FL 32277	Lot 30, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8160	30
Chantel L. McKenzie	7748 Greenwich Court E.	Jacksonville, FL 32277	Lot 31, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8165	31
Lady Joana Charria	7747 Lynchburg Court E.	Jacksonville, FL 32277	Lot 32, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8170	32
Zhaleh Sharifai	7751 Lynchburg Court E.	Jacksonville, FL 32277	Lot 33, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8175	33
Lisa S. Ransom	7755 Lynchburg Court E.	Jacksonville, FL 32277	Lot 34, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8180	34
Edith Corbett	7759 Lynchburg Court E.	Jacksonville, FL 32277	Lot 35, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8185	35
David J. Maxwell / Lola J. Maxwell	7763 Lynchburg Court E.	Jacksonville, FL 32277	Lot 36, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8190	36
Linda Mae Work	7767 Lynchburg Court E.	Jacksonville, FL 32277	Lot 37, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8195	37
John Gelles	7771 Lynchburg Court E.	Jacksonville, FL 32277	Lot 38, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8200	38
Shirley Levredge	7775 Lynchburg Court E.	Jacksonville, FL 32277	Lot 39, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8205	39
Kadeem Davis / Carlos Melendez	7779 Lynchburg Court E.	Jacksonville, FL 32277	Lot 40, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8210	40
Beate Swigart	7780 Lynchburg Court E.	Jacksonville, FL 32277	Lot 41, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8215	41
Aubrey D. Ewing	7774 Lynchburg Court E.	Jacksonville, FL 32277	Lot 42, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8220	42
Abdelhadi Bouziane / Stacy Marie Bouziane	7768 Lynchburg Court E.	Jacksonville, FL 32277	Lot 43, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8225	43
Mercedes C. Anderson	7760 Lynchburg Court E.	Jacksonville, FL 32277	Pt Lot 44, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 18300, Pages 1566 through 1567; 45-43 02-2S-27E .094.	113014-8230	PT LOT 44 RECD O/R 18300-1566

Stefan C. Judge	7752 Lynchburg Court E.	Jacksonville, FL 32277	Lot 45, Pt Lot 44, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 16377, Pages 869 through 870; 45-43 02-2S-27E .10.	113014-8235	LOT 45, PT LOT 44 RECD O/R 16377-869
Paula J. Malone	7744 Lynchburg Court E.	Jacksonville, FL 32277	Lot 46, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8240	46
TAH 2017-1 Borrower LLC	7736 Lynchburg Court E.	Jacksonville, FL 32277	Lot 47, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8245	47
David M. Cagle / Brigitte A. Kent	7729 Leesburg Drive South	Jacksonville, FL 32277	Lot 48, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8250	48
Gary R. Spraggins	7733 Leesburg Drive S.	Jacksonville, FL 32277	Lot 49, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8255	49
Marlon L. Hecht	7737 Leesburg Drive S.	Jacksonville, FL 32277	Lot 50, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8260	50
Sara B. May	7741 Leesburg Drive S.	Jacksonville, FL 32277	Lot 51, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8265	51
Elias F. Dvorak	7745 Leesburg Drive S.	Jacksonville, FL 32277	Lot 52, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8270	52
SFR JV 1 2021 1 BORROWER LLC	7749 Leesburg Drive S.	Jacksonville, FL 32277	Lot 53, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8275	53
William Z. Stroup / Madeline E. VanHouten	7742 Leesburg Drive S.	Jacksonville, FL 32277	Lot 54, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8280	54
Adam McIntire	7738 Leesburg Drive S.	Jacksonville, FL 32277	Lot 55, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8285	55
Gloria M. Brown	7734 Leesburg Dr. S.	Jacksonville, FL 32277	Lot 56, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8290	56
Kristina B. Garrett	7730 Leesburg Drive S.	Jacksonville, FL 32277	Lot 57, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8295	57
Victoria D. Christie	7726 Leesburg Drive S.	Jacksonville, FL 32277	Pt Lot 58, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 7192, Page 1390; 45-43 02-2S-27E.	113014-8300	PT LOT 58 RECD O/R BK 7192-1390

Anthony R. Mackie	7722 Leesburg Drive S.	Jacksonville, FL 32277	Pt Lot 58, Pt Lot 59, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 11068, Pages 1537 through 1539; 45-43 02-2S-27E.	113014-8305	PT LOTS 58, 59 RECD O/R 11068-1537
Dean R. Heying	7718 Leesburg Drive S.	Jacksonville, FL 32277	Pt Lot 59, Pt Lot 60, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 14002, Pages 710 through 711; 45-43 02-2S-27E .16.	113014-8308	PT LOTS 59, 60 RECD O/R 14002-710
Anna D. Trowbridge	7714 Leesburg Drive S.	Jacksonville, FL 32277	Pt Lot 60, Pt Lot 61, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 8754, Pages 718 through 720; 45-43 02-2S-27E.	113014-8310	PT LOTS 60, 61 RECD O/R 8745-718
Ronald Padilla	7710 Leesburg Drive S.	Jacksonville, FL 32277	Lot 62, Pt Lot 61, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 17527, Pages 1101 through 1103; 45-43 02-2S-27E .100.	113014-8320	LOT 62, PT LOT 61 RECD O/R 17527-1101
Joanne McIntosh / Mindon C. McIntosh	7706 Leesburg Drive S.	Jacksonville, FL 32277	Lot 63, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8325	63
Mulekwa Clarke	7702 Leesburg Drive S.	Jacksonville, FL 32277	Lot 64, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8330	64
Robert J. Roggio	7701 Leesburg Drive S.	Jacksonville, FL 32277	Lot 65, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8335	65
Roderick Christain Vails, Jr. / Alexis Marie Vails	7705 Leesburg Drive S.	Jacksonville, FL 32277	Lot 66, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8340	66
Julie C. Broas	7709 Leesburg Drive S.	Jacksonville, FL 32277	Lot 67, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8345	67
Ivette Riviera	7713 Leesburg Drive S.	Jacksonville, FL 32277	Lot 68, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8350	68
Tameka Proctor	7717 Leesburg Drive S.	Jacksonville, FL 32277	Lot 69, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8355	69
Sai Lat	7721 Leesburg Drive S.	Jacksonville, FL 32277	Lot 70, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8360	70
Joan E. Crooks	7725 Leesburg Drive S.	Jacksonville, FL 32277	Lot 71, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8365	71

Deborah M. Gelwicks	7734 Lynchburg Court W.	Jacksonville, FL 32277	Lot 72, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8710	72
Linda N. Shoemaker	7730 Lynchburg Court W.	Jacksonville, FL 32277	Lot 73, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8715	73
Michael Morris	7728 Lynchburg Court W.	Jacksonville, FL 32277	Lot 74, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8720	74
Michael Bobbin / Lisa Bobbin / Nicole S. Bobbin	7730 Greenwich Court W.	Jacksonville, FL 32277	Pt Lot 75A, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 13675, Pages 1734 through 1739; 45-43 02-2S-27E .09.	113014-8450	LOT 75A(EX W 4FT)
Pendulum Properties, LLC	7726 Greenwich Court W.	Jacksonville, FL 32277	Pt Lot 75B, Pt Lot 75A, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 16131, Pages 829 through 831; 45-43 02-2S-27E.	113014-8455	LOT 75B (EX W 4FT), W 4FT LOT 75A
Billy V. Wynne, as Trustee of the Billy V. Wynne Revocable Trust Agreement Dated March 31, 2005	7722 Greenwich Court W.	Jacksonville, FL 32277	Pt Lot 75C, Pt Lot 75B, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 12682, Pages 1276 through 1277; 45-43 02-2S-27E .16.	113014-8460	LOT 75C (EX W 4FT), W 4FT LOT 75B
David M. Miller / Summer C. Miller	7718 Greenwich Court W.	Jacksonville, FL 32277	Pt Lot 75D, Pt Lot 75C, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 18940, Pages 1447 through 1448; 45-43 02-2S-27E.	113014-8465	LOT 75D (EX W 4FT), W 4FT LOT 75C
Steven R. Coutu / Maria D. Coutu / Trevor Teschel	7714 Greenwich Court W.	Jacksonville, FL 32277	Pt Lot 75E, Pt Lot 75D, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 14234, Pages 451 through 452; 45-43 02-2S-27E.	113014-8470	LOT 75E (EX W 4FT) W 4FT LOT 75D
Kimberly S. Rudd	7710 Greenwich Court W.	Jacksonville, FL 32277	Pt Lot 75F, Pt Lot 75E, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 17720, Pages 2270 through 2271; 45-43 02-2S-27E.	113014-8475	LOT 75F (EX W 4FT), W 4FT LOT 75E
Trevor J. Frow and Rachel P. Frow	7706 Greenwich Court W.	Jacksonville, FL 32277	Lot 75G, Pt Lot 75F, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 17603, Pages 1504 through 1505; 45-43 02-2S-27E.	113014-8480	Lot 75G, W 4FT Lot 75F
Pendulum Properties, LLC	7717 Greenwich Court W.	Jacksonville, FL 32277	Lot 76D, Pt Lot 77A, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida; Per Deed recorded O/R Book 16125, Pages 2377 through 2378; 45-43 02-2S-27E .09.	113014-8500	LOT 76D, PT LOT 77A RECD O/R 16125-2377

Adelaide Y. Hopkins	7705 Greenwich Court W.	Jacksonville, FL 32277	Lot 76A, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8485	76A
Impact Rentals, LLC	7709 Greenwich Court W.	Jacksonville, FL 32277	Lot 76B, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8490	76B
Sarah E. Pirbazari	7713 Greenwich Court W.	Jacksonville, FL 32277	Lot 76C, ASHLEY GREEN, according to the plat thereof as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C, of the current Public Records of Duval County, Florida.	113014-8495	76C
2017-1 IH Borrower L.P.	7724 Lynchburg Court W.	Jacksonville, FL 32277	Lot 77, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8735	77
Joshua I. Monastyrly and Amy G. Montgomery	7707 Lynchburg Court W.	Jacksonville, FL 32277	Lot 78, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8740	78
Hadush Berhe Wereta / Fikrte M. Seitu	7713 Lynchburg Court W.	Jacksonville, FL 32277	Lot 79, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8745	79
Alejandro Velez	7719 Lynchburg Court W.	Jacksonville, FL 32277	Lot 80, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8750	80
Thomas M. Buetow	7725 Lynchburg Court W.	Jacksonville, FL 32277	Lot 81, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8755	81
Louise V. Tyrrell, Trustee of the Louise V. Tyrrell Living Trust dated January 9, 2019	7731 Lynchburg Court W.	Jacksonville, FL 32277	Lot 82, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8760	82
Angela Sorrell, as Trustee of the Andrew Wayne Sorrell Living Trust under Trust Agreement dated August 20, 2019	7737 Lynchburg Court W.	Jacksonville, FL 32277	Lot 83, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8765	83
Barbaral D. Mancini	7743 Lynchburg Court W.	Jacksonville, FL 32277	Lot 84, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8770	84
Lonzie F. Robinson / Terry A. Robinson	7721 Greenwich Court W.	Jacksonville, FL 32277	Lot 85, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8775	85
Michael Schiltz	7725 Greenwich Court W.	Jacksonville, FL 32277	Lot 86, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8780	86
Lawrence Scrabis	7729 Greenwich Court W.	Jacksonville, FL 32277	Lot 87, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8785	87
April Cobb / William Cobb	7733 Greenwich Court W.	Jacksonville, FL 32277	Lot 88, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8790	88

George O. Exum	7734 Mystic Point Court W.	Jacksonville, FL 32277	Lot 89, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8795	89
Lazaro G. Mendez	7728 Mystic Point Court W.	Jacksonville, FL 32277	Lot 90, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8800	90
George R. Saoud, Jr.	7722 Mystic Point Court W.	Jacksonville, FL 32277	Lot 91, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8805	91
Jane Ellen Mullen fka Robinson	7716 Mystic Point Court W.	Jacksonville, FL 32277	Lot 92, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8810	92
Jennifer L. Knight	7703 Mystic Point Court W.	Jacksonville, FL 32277	Lot 93, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8815	93
ARMM ASSET COMPANY 2 LLC	7709 Mystic Point Court W.	Jacksonville, FL 32277	Lot 94, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8820	94
Jolynn M. Gonzalez	7715 Mystic Point Court W.	Jacksonville, FL 32277	Lot 95, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8825	95
Susan Laverne Mock	7721 Mystic Point Court W.	Jacksonville, FL 32277	Lot 96, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8830	96
SFR JV 1 2021 1 BORROWER LLC	7727 Mystic Point Court W.	Jacksonville, FL 32277	Lot 97, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8835	97
William N. Price	7733 Mystic Point Court W.	Jacksonville, FL 32277	Lot 98, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8840	98
Olga Paguada / Victor H. Acosta	7736 Manassas Court W.	Jacksonville, FL 32277	Lot 99, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8845	99
Hagen Jamie Melim	7730 Manassas Court W.	Jacksonville, FL 32277	Lot 100, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8850	100
Barbara E. Bolick	7724 Manassas Court W.	Jacksonville, FL 32277	Lot 101, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8855	101
Nicholas Ryan Ruemler	7716 Manassas Court W.	Jacksonville, FL 32277	Lot 102, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8860	102
Teresa A. Snook	7701 Manassas Court W.	Jacksonville, FL 32277	Lot 103, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8865	103

Brooklyn M. Rossi	7707 Manassas Court W.	Jacksonville, FL 32277	Lot 104, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8870	104
Mitchell Parker / Kierstin Parker	7713 Manassas Court W.	Jacksonville, FL 32277	Lot 105, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8875	105
Maria M. Morales	7719 Manassas Court W.	Jacksonville, FL 32277	Lot 106, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8880	106
Savanhlikhit Bemister	7725 Manassas Court W.	Jacksonville, FL 32277	Lot 107, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8885	107
Lisa L. Collingborn	7731 Manassas Court W.	Jacksonville, FL 32277	Lot 108, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8890	108
Progress Jacksonville LLC	7737 Manassas Court W.	Jacksonville, FL 32277	Lot 109, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8895	109
Samuel J. Winter	7743 Manassas Court W.	Jacksonville, FL 32277	Lot 110, ASHLEY GREEN REPLAT, according to the plat thereof as recorded in Plat Book 47, Pages 37, 37A through 37G, of the current Public Records of Duval County, Florida.	113014-8900	110



Ron DeSantis
J. Alex Kelly

May 9, 2025

Charles W. Brown, Jr., Esq.
Crabtree Law Group, P.A.
8777 San Jose Boulevard
Building A, Suite 200
Jacksonville, Florida 32217

**Re: Ashley Green Owners Association, Inc., Approval
Determination Number: 25071**

Dear Mr. Brown,

The Florida Department of Commerce (Commerce) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Ashley Green Owners Association, Inc (Association) and other governing documents for the Vanderbilt Community Services Association, Inc. (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury".

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/pm/rm

Charles W. Brown, Jr., Esq.
May 9, 2025
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.