

PREPARED BY AND RETURN TO:

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-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR MONTEVILLA AT BARTRAM LAKES**

THIS FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MONTEVILLA AT BARTRAM LAKES (this "**First Supplement**") is made on this 1st day of October, 2018, by STANDARD PACIFIC OF FLORIDA, a Florida general partnership (the "**Declarant**") and joined in by MONTEVILLA AT BARTRAM LAKES ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

RECITALS

A. The Declaration of Covenants, Conditions, Restrictions and Easements for Montevilla at Bartram Lakes, recorded in O.R. Book 16770, Page 1245 (the "**Original Declaration**"), as amended by the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Montevilla at Bartram Lakes, recorded in O.R. Book 17022, Page 1976 ("**First Amendment**"), the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Montevilla at Bartram Lakes, recorded in O.R. Book 17058, Page 263 ("**Second Amendment**"), the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Montevilla at Bartram Lakes, recorded in O.R. Book 17534, Page 1470 ("**Third Amendment**"), and the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Montevilla at Bartram Lakes, recorded in O.R. Book 18418, Page 1836 ("**Fourth Amendment**"), all of the Public Records of Duval County, Florida. The Original Declaration, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment shall be referred to as the "**Declaration**."

B. The Declarant may subject additional land to the provisions of the Declaration in accordance with Article VIII, Section 12 of the Declaration.

C. The Declarant wishes, in accordance with Article VIII, Section 12 of the Declaration to file of record this First Supplement for the purpose of subjecting additional land to the provisions of the Declaration

NOW THEREFORE, the Declarant hereby amends and supplements the Declaration as follows:

1. The Declaration is hereby amended by the addition of the real property legally described in **Schedule A**, attached hereto and incorporated herein by this

reference, which real property shall be subject to each and every term, condition, covenant and restriction of the Declaration as it exists and as it may be and may have been amended from time to time.

2. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is ratified and confirmed in its entirety.

3. This First Supplement shall be effective immediately upon its recording in Duval County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has caused this First Supplement to be executed by its duly authorized representative and affixed its company seal.

WITNESSES:

"DECLARANT"

STANDARD PACIFIC OF FLORIDA, a
Florida general partnership

By: Standard Pacific of Florida GP, Inc.,
a Delaware corporation, its
managing general partner

Cynthia Arnold
Print Name: Cynthia Arnold

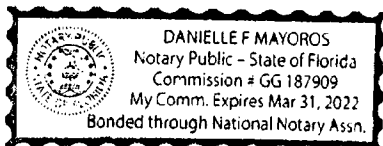
Kristina Dods
Print Name: Kristina Dods

By: [Signature]
Name: Christine R Braun
Title: Authorized Signatory

[Corporate Seal]

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 1st day of October, 2018, by Christine Braun, as Authorized Signatory of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, a Florida general partnership, on behalf of the corporation, who is personally known to me ~~or has produced~~ _____ as identification.



[Signature]
Notary Public
Print Name: Danielle F. Mayoros
My Commission Expires: 3/31/2022

JOINDER

MONTEVILLA AT BARTRAM LAKES ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in the FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MONTEVILLA AT BARTRAM LAKES (the "First Supplement"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the First Supplement and does not affect the validity of the First Supplement as the Association has no right to approve the First Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 1st day of October, 2018.

WITNESSES:

"ASSOCIATION"

MONTEVILLA AT BARTRAM LAKES ASSOCIATION, INC., a Florida not-for-profit corporation

Cynthia Arnold
Print Name: Cynthia Arnold

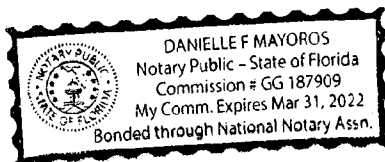
By: Zenzi Rogers
Name: Zenzi Rogers
Title: President

Kristina Dods
Print Name: Kristina Dods

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of October, 2018, by Zenzi Rogers, as President of MONTEVILLA AT BARTRAM LAKES ASSOCIATION, INC. a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced as identification.



Danielle F. Mayors
Notary Public
Print Name: Danielle F. Mayors

My Commission Expires: 3/31/2022

Schedule

Legal Description

A portion of Sections 31 and 32, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 31; thence North $01^{\circ}02'03''$ West, along the Easterly line of said Section 31, a distance of 435.48 feet to a point lying on the Southerly line of Montevilla Phase 1, as recorded in Plat Book 66, pages 196 through 202 of the current Public Records of said county; thence South $86^{\circ}29'59''$ West, departing said Easterly line and along said Southerly line, 600.94 feet to the Southwesterly corner thereof, said corner lying on the Easterly right of way line of Bartram Park Boulevard, a variable width right of way as presently established, said Easterly right of way line being a curve concave Easterly having a radius of 1335.00 feet; thence Northerly along the arc of said curved Easterly right of way line, through a central angle of $62^{\circ}04'42''$, an arc length of 1446.43 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $06^{\circ}11'41''$ East, 1376.72 feet.

From said Point of Beginning, thence continue Northeasterly along said Easterly right of way line the following 3 courses: Course 1; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1335.00 feet, through a central angle of $00^{\circ}23'43''$, an arc length of 9.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $37^{\circ}02'11''$ East, 9.21 feet; Course 2, thence North $37^{\circ}14'02''$ East, 305.71 feet to the point of curvature of a curve concave Westerly having a radius of 1465.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of $47^{\circ}53'08''$, an arc length of 1224.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $13^{\circ}17'27''$ East, 1189.07 feet; thence North $79^{\circ}20'55''$ East, departing said Easterly right of way line, 179.92 feet; thence North $66^{\circ}37'50''$ East, 232.40 feet; thence South $58^{\circ}27'49''$ East, 92.96 feet; thence South $67^{\circ}56'48''$ East, 126.66 feet to a point lying on the Westerly line of Florida Department of Transportation Parcel 101, Tract 19-B as described and recorded in Official Records Book 9977, page 145 of said current Public Records; thence Southwesterly along said Westerly line the following 7 courses: Course 1, thence South $31^{\circ}32'30''$ West, 819.51 feet; Course 2, thence South $29^{\circ}23'55''$ East, 57.61 feet; Course 3, thence South $48^{\circ}59'26''$ East, 69.12 feet; Course 4, thence South $54^{\circ}08'58''$ East, 81.09 feet; Course 5, thence South $17^{\circ}08'03''$ East, 52.86 feet; Course 6, thence South $59^{\circ}59'20''$ West, 68.04 feet; Course 7, thence South $21^{\circ}45'20''$ West, 92.23 feet to the Southwesterly most corner of said lands; thence Easterly along the Southerly line of last said lands the following 7 courses; Course 1, thence North $85^{\circ}45'58''$ East, 56.82 feet; Course 2, thence North $52^{\circ}40'36''$ East, 51.60 feet; Course 3, thence North $60^{\circ}44'48''$ East, 81.81 feet; Course 4, thence South $61^{\circ}15'35''$ East, 54.65 feet; Course 5, thence North $84^{\circ}06'31''$ East, 83.15 feet; Course 6, thence South $85^{\circ}35'25''$ East, 73.19 feet; Course 7, thence South $46^{\circ}42'13''$ East, 13.76 feet to a point lying on the Westerly limited access right of way line of State Road

No. 9B, as depicted on the Florida Department of Transportation Right of way Map Section 72002-2513; thence South $10^{\circ}53'40''$ West, along said Westerly limited access right of way line, 631.23 feet; thence South $11^{\circ}40'17''$ West, continuing along said Westerly limited access right of way line 152.77 feet to the Easterly most corner of said Montevilla Phase 1; thence along the Northerly line of said Montevilla Phase 1 the following 19 courses: Course 1, thence North $78^{\circ}38'50''$ West, departing said Westerly limited access right of way line, 223.79 feet; Course 2, thence North $11^{\circ}21'10''$ East, 65.03 feet; Course 3, thence North $78^{\circ}38'50''$ West, 100.00 feet; Course 4, thence South $11^{\circ}21'10''$ West, 15.00 feet; Course 5, thence North $78^{\circ}38'50''$ West, 170.00 feet; Course 6, thence North $11^{\circ}21'10''$ East, 375.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; Course 7, thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $33^{\circ}38'50''$ West, 42.43 feet; Course 8, thence North $78^{\circ}38'50''$ West, 39.43 feet to the point of curvature of a curve concave Southerly having a radius of 30.00 feet; Course 9, thence Westerly along the arc of said curve, through a central angle of $64^{\circ}07'08''$, an arc length of 33.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $69^{\circ}17'36''$ West, 31.85 feet; Course 10, thence South $37^{\circ}13'44''$ West, 485.95 feet to a point on a curve concave Southeasterly having a radius of 30.00 feet; Course 11, thence Southwesterly along the arc of said curve, through a central angle of $18^{\circ}34'24''$, an arc length of 9.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $27^{\circ}56'21''$ West, 9.68 feet; Course 12, thence North $53^{\circ}28'14''$ West, 120.52 feet to a point on a curve concave Southeasterly having a radius of 150.00 feet; Course 13, thence Northeasterly along the arc of said curve, through a central angle of $01^{\circ}43'24''$, an arc length of 4.51 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $34^{\circ}15'30''$ East, 4.51 feet; Course 14, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 1260.00 feet, through a central angle of $02^{\circ}06'50''$, an arc length of 46.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $36^{\circ}10'37''$ East, 46.48 feet; Course 15, thence North $37^{\circ}14'02''$ East, 15.79 feet; Course 16, thence North $52^{\circ}45'58''$ West, 50.00 feet; Course 17, thence South $37^{\circ}14'02''$ West, 15.79 feet to the point of curvature of a curve concave Southeasterly having a radius of 1310.00 feet; Course 18, thence Southwesterly along the arc of said curve, through a central angle of $00^{\circ}24'10''$, an arc length of 9.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}01'57''$ West, 9.21 feet; Course 19, thence North $52^{\circ}45'58''$ West, 25.00 feet to the Point of Beginning.

Containing 19.49 acres, more or less.