

**THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR CAROLINE RIDGE**

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This Third Supplemental Declaration is made by Caroline Ridge Joint Venture, a Florida general partnership ("Declarant") with respect to all of the real property as described by the plat of Caroline Ridge Unit Three as recorded in Plat Book 52, Pages 45 et. seq. of the current public records of Duval County, Florida (hereinafter referred to as the "Annexation Parcel").

WHEREAS, All of the lands shown on the plat of Caroline Ridge Unit One (according to the plat thereof recorded in Plat Book 51, Page 70, et. seq. of the current public records of Duval County, Florida) and all of the lands shown on the plat of Caroline Ridge Unit Two (according to the plat thereof recorded in Plat Book 52, Page 15, et seq. of the current public records of Duval County, Florida) and all of the lands shown on the plat of Crestview (according to the plat thereof recorded in Plat Book 52, Paged 36 et.seq. of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Caroline Ridge Unit One as recorded in Official Records Volume 8819, Page 978- 998 of the current public records of Duval County, Florida and as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Caroline Ridge as recorded in Official Records Volume 9057, Page 766, of the current public records of Duval County, Florida and as supplemented by the Second Supplemental Declaration of Covenants, Conditions and Restrictions for Caroline Ridge as recorded in Official Records Volume 9129, Page 376 of the current public records of Duval County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcel is included in the Caroline Ridge Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration.

NOW THEREFORE, in consideration of the terms and conditions of the declaration and this Third Supplemental Declaration, Declarant hereby agrees;

1) The Annexation Parcel is hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration in the same manner and to the same extent as if the Annexation Parcel had been subjected thereto in the Declaration.

2) Each of the platted lots included within the Annexation Parcel shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.

3) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Third Supplemental Declaration as in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Third Supplemental Declaration this 31st day of December, 1998.

WITNESS:

CAROLINE RIDGE JOINT VENTURE

*Donald K Borstein*  
Print Name: DONALD K BORSTEIN

*Gregory E. Matovina*  
By: Gregory E. Matovina  
Its: Managing General Partner

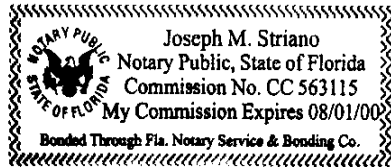
*Joseph M. Striano*  
Print Name: JOSEPH M. STRIANO

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 1998 by Gregory E. Matovina (being personally known to me) as Managing General Partner of Caroline Ridge Joint Venture, on behalf of the general partnership.

*Joseph M. Striano* (Notary Public)  
Print Name: JOSEPH M. STRIANO  
My Commission Expires: 8-1-00  
Commission No. CC 563115

(Seal)



PREPARED BY GREG MATOVINA  
2955 HARTLEY RD, STE 108  
JACKSONVILLE, FL 32267

**CONSENT AND APPROVAL TO THIRD SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROLINE RIDGE**

Atlantic Builders, Inc. as an owner in Caroline Ridge Unit Three, hereby joins in this Third Supplemental Declaration for purposes of consenting to and approving the annexation of Caroline Ridge Unit Three to the Property and consenting to and approving all other terms and conditions contained in this Third Supplemental Declaration.

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WITNESS:

Joseph M. Striano  
Print Name: JOSEPH M. STRIANO

Gregory E. Matosina  
Print Name: Gregory E. Matosina

OWNER: Atlantic Builders, Inc.

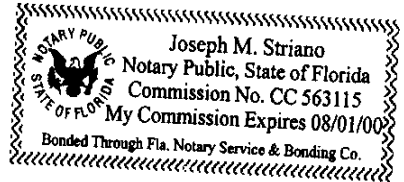
By: [Signature] Date: 12-31-98

Its: Vice President

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 1998 by Joseph F. Long, as vice pres. of Atlantic Builders, Inc. being personally known to me.

Joseph M. Striano (Notary Public)  
Print Name: JOSEPH M. STRIANO  
My Commission Expires: 8-1-00  
Commission No. CC 563115



(Seal)

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CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00