

5 MIN. RETURN

PREPARED BY:  
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant  
PAPPAS METCALF JENKINS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

INSTR # 2005090637  
OR BK 2642 Pages 2157 - 2181  
RECORDED 12/08/05 12:08:58  
CLAY COUNTY  
DEPUTY CLERK PAGEC  
RE#5

CORRECTIVE

**SUPPLEMENTARY DECLARATION OF CHARTER, EASEMENTS,  
COVENANTS AND RESTRICTIONS  
FOR OAKLEAF VILLAGE CENTER**

(6-Acre Parcel)

This Supplementary Declaration is made effective December 1, 2005 by  
OAKLEAF PLANTATION, LLC, a Florida limited liability company ("Declarant"), having an  
address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**WITNESSETH:**

WHEREAS, the Declarant has executed the Declaration of Charter, Easements,  
Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1,  
2005, in Official Records Book 2640, page 774, of the current public records of Clay County,  
Florida, as supplemented and amended (the "Declaration"), thereby submitting all of the real  
property described in the Declaration to the terms thereof;

WHEREAS, the Declarant is the owner of the real property more particularly described  
on Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, Section 2.1.2 of the Declaration allows the Declarant to subject the  
Property to the terms and provisions of the Declaration without the consent or joinder of any  
other party, and the Declarant desires to hereby subject the Property to all terms and provisions  
of the Declaration.

NOW THEREFORE, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are  
defined by the Declaration, shall have the same meanings as such terms are defined by the  
Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and  
conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all  
other matters as set forth in the Declaration, as the same may be amended from time to time. In  
the event of conflict between the terms and provisions of the Declaration and this Supplementary  
Declaration, this Supplementary Declaration shall control.

**NOTE: THIS DOCUMENT IS BEING RE-  
RECORDED TO CORRECT A SCRIVENER'S ERROR  
IN THE LEGAL DESCRIPTION.**

3. This Supplementary Declaration shall become effective upon its recordation in the public records of Clay County, Florida. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Declarant has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of:

**OAKLEAF PLANTATION, LLC**,  
a Florida limited liability company

<u>Jennifer Wilder</u> Print Name: <u>Jennifer Wilder</u>	By: <u>Erik H. Wilson</u> Erik H. Wilson Its Vice President
<u>Deborah H. Newby</u> Print Name: _____	3020 Hartley Road, Suite 100 Jacksonville, Florida 32257

STATE OF FLORIDA            )  
  )  
COUNTY OF DUVAL         )

The foregoing instrument was acknowledged before me this 1 day of December, 2005, by Erik H. Wilson, the Vice President of **OAKLEAF PLANTATION, LLC**, a Florida corporation, on behalf of the corporation.

Jennifer Wilder  
(Print Name: \_\_\_\_\_)  
NOTARY PUBLIC, State of Florida  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
[  ] Personally Known OR [  ] Produced I.D.  
[check one of the above]  
Type of Identification Produced: \_\_\_\_\_

**JENNIFER WILDER**  
Notary Public, State of Florida  
My comm. exp. Apr. 10, 2009  
Comm. No. DD 416949

**EXHIBIT "A"**  
**("PROPERTY")**

**PARCEL "B"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF OAKLEAF VILLAGE CENTER ~ UNIT ONE, AS RECORDED IN PLAT BOOK 49, PAGES 14 THROUGH 16 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE, ON THE SOUTHWESTERLY LINE THEREOF, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 456.36 FEET TO THE NORTHWESTERLY LINE OF A 24-FOOT PRIVATE ALLEY AS SHOWN ON SAID PLAT OF OAKLEAF VILLAGE CENTER ~ UNIT ONE; THENCE, ON SAID NORTHWESTERLY LINE, SOUTH 50 DEGREES 43 MINUTES 57 SECONDS WEST, 31.00 FEET TO THE SOUTHWESTERLY LINE OF SAID ALLEY; THENCE, ON SAID SOUTHWESTERLY LINE AND THE SOUTHWESTERLY LINE OF TRACT "C" OF SAID OAKLEAF VILLAGE CENTER ~ UNIT ONE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 122.00 FEET; THENCE, SOUTH 55 DEGREES 18 MINUTES 40 SECONDS WEST, 76.24 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 19.82 FEET; THENCE, SOUTH 08 DEGREES 55 MINUTES 57 SECONDS WEST, 135.92 FEET; THENCE, SOUTH 53 DEGREES 55 MINUTES 57 SECONDS WEST, 144.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 217.07 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3016.50 FEET AND A CENTRAL ANGLE OF 05 DEGREES 14 MINUTES 54 SECONDS, AN ARC DISTANCE OF 276.33 FEET (NORTH 38 DEGREES 41 MINUTES 31 SECONDS WEST, 276.23 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 48 DEGREES 41 MINUTES 02 SECONDS EAST, 19.34 FEET; THENCE, NORTH 15 DEGREES 17 MINUTES 07 SECONDS EAST, 96.00 FEET; THENCE, NORTH 43 DEGREES 11 MINUTES 02 SECONDS WEST, 72.49 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARKVIEW DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST, 114.65 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 43 DEGREES 11 MINUTES 02 SECONDS WEST, 15.00 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST, 151.98 FEET TO THE POINT OF BEGINNING.

**PARCEL "B-1"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LITCHFIELD AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 40, PAGES 51 THROUGH 58 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY AND A POINT ON A CURVE; THENCE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 22 SECONDS, AN ARC DISTANCE OF 233.48 FEET (SOUTH 60 DEGREES 42 MINUTES 29 SECONDS WEST, 231.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 320.68 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 20.00 FEET TO AN

ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 22.40 FEET; THENCE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 58.73 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 77.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 137.10 FEET (NORTH 38 DEGREES 48 MINUTES 17 SECONDS WEST, 137.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 240.72 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 206.93 FEET; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 249.32 FEET; THENCE, NORTH 53 DEGREES 56 MINUTES 02 SECONDS EAST, 154.10 FEET; THENCE, SOUTH 36 DEGREES 04 MINUTES 03 SECONDS EAST, 25.79 FEET; THENCE, SOUTH 81 DEGREES 04 MINUTES 10 SECONDS EAST, 81.78 FEET; THENCE, NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 74.09 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 6.35 FEET; THENCE, NORTH 50 DEGREES 44 MINUTES 26 SECONDS EAST, 209.00 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 37 SECONDS EAST, 75.00 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 215.00 FEET; THENCE, NORTH 39 DEGREES 15 MINUTES 38 SECONDS WEST, 77.09 FEET TO THE POINT OF BEGINNING.

**PARCEL "B-2"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LITCHFIELD AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 40, PAGES 51 THROUGH 58 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY AND A POINT ON A CURVE; THENCE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 22 SECONDS, AN ARC DISTANCE OF 233.48 FEET (SOUTH 60 DEGREES 42 MINUTES 29 SECONDS WEST, 231.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 320.68 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 20.00 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 22.40 FEET; THENCE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 58.73 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 77.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 137.10 FEET (NORTH 38 DEGREES 48 MINUTES 17 SECONDS WEST, 137.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 240.72 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 206.93 FEET; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 36 DEGREES 04 MINUTES 03 SECONDS EAST, 21.67 FEET TO THE POINT OF

BEGINNING; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 227.65 FEET; THENCE, NORTH 53 DEGREES 56 MINUTES 02 SECONDS EAST, 154.10 FEET; THENCE, SOUTH 36 DEGREES 04 MINUTES 03 SECONDS EAST, 25.79 FEET; THENCE, SOUTH 81 DEGREES 04 MINUTES 10 SECONDS EAST, 81.78 FEET; THENCE, NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 6.35 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 129.92 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 225.63 FEET TO THE POINT OF BEGINNING.

3

PREPARED BY:  
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

**SUPPLEMENTARY DECLARATION OF CHARTER, EASEMENTS,  
COVENANTS AND RESTRICTIONS  
FOR OAKLEAF VILLAGE CENTER**

**(Live-Work Townhomes)**

This Supplementary Declaration is made effective December 1, 2005 by  
**OAKLEAF PLANTATION, L.L.C.**, a Florida limited liability company ("Declarant"), having an  
address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**WITNESSETH:**

WHEREAS, the Declarant has executed the Declaration of Charter, Easements,  
Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1,  
2005, in Official Records Book 2640, page 774, of the current public records of Clay County,  
Florida, as supplemented and amended ( the "Declaration"), thereby submitting all of the real  
property described in the Declaration to the terms thereof;

WHEREAS, the Declarant is the owner of the real property more particularly described  
on Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, Section 2.1.2 of the Declaration allows the Declarant to subject the  
Property to the terms and provisions of the Declaration without the consent or joinder of any  
other party, and the Declarant desires to hereby subject the Property to all terms and provisions  
of the Declaration.

**NOW THEREFORE**, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are  
defined by the Declaration, shall have the same meanings as such terms are defined by the  
Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and  
conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all  
other matters as set forth in the Declaration, as the same may be amended from time to time. In  
the event of conflict between the terms and provisions of the Declaration and this Supplementary  
Declaration, this Supplementary Declaration shall control.

3. This Supplementary Declaration shall become effective upon its recordation in the public records of Clay County, Florida. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Declarant has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of:

**OAKLEAF PLANTATION, LLC,**  
a Florida limited liability company

Deborah H. Dunbar By: [Signature]

Print Name: \_\_\_\_\_ Erik H. Wilson

[Signature] Its Vice President

Print Name: Vanifer Wilder 3020 Hartley Road, Suite 100

Vanifer Wilder Jacksonville, Florida 32257

STATE OF FLORIDA )

COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 1st day of December, 2005, by Erik H. Wilson, the Vice President of **OAKLEAF PLANTATION, LLC**, a Florida corporation, on behalf of the corporation.

Deborah H. Dunbar

(Print Name: \_\_\_\_\_)

NOTARY PUBLIC, State of Florida

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[  ] Personally Known OR [  ] Produced I.D.

[check one of the above]

Type of Identification Produced: \_\_\_\_\_

**DEBORAH H. DUNBAR**  
Notary Public, State of Florida  
My comm. exp. June 10, 2009  
Comm. No. DD 398548

**EXHIBIT "A"**  
**("PROPERTY")**

TRACT "C", OAKLEAF VILLEGE CENTER ~ UNIT ONE, AS RECORDED IN PLAT BOOK 49, PAGES 14, 15, AND 16, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA .



5 MIN. RETURN

PREPARED BY:  
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

**SUPPLEMENTARY DECLARATION OF CHARTER, EASEMENTS,  
COVENANTS AND RESTRICTIONS  
FOR OAKLEAF VILLAGE CENTER**

**(4-Acre Parcel)**

This Supplementary Declaration is made effective December 1, 2005 by **OAKLEAF PLANTATION, LLC**, a Florida limited liability company ("Declarant"), having an address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**WITNESSETH:**

**WHEREAS**, the Declarant has executed the Declaration of Charter, Easements, Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1, 2005, in Official Records Book 2640, page 774, of the current public records of Clay County, Florida, as supplemented and amended ( the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

**WHEREAS**, the Declarant is the owner of the real property more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**WHEREAS**, Section 2.1.2 of the Declaration allows the Declarant to subject the Property to the terms and provisions of the Declaration without the consent or joinder of any other party, and the Declarant desires to hereby subject the Property to all terms and provisions of the Declaration.

**NOW THEREFORE**, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

3. This Supplementary Declaration shall become effective upon its recordation in the public records of Clay County, Florida. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Declarant has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of:

**OAKLEAF PLANTATION, LLC**,  
a Florida limited liability company

Deborah H. Dunbar By:

E.H.W.

Print Name:

Erik H. Wilson  
Its Vice President  
3020 Hartley Road, Suite 100  
Jacksonville, Florida 32257

Lori Sherban  
Print Name: Lori Sherban

STATE OF FLORIDA            )  
  )  
COUNTY OF DUVAL         )

The foregoing instrument was acknowledged before me this 1st day of December 2005, by Erik H. Wilson, the Vice President of **OAKLEAF PLANTATION, LLC**, a Florida corporation, on behalf of the corporation.

Deborah H. Dunbar  
(Print Name: \_\_\_\_\_)

NOTARY PUBLIC, State of Florida

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[  ] Personally Known OR [  ] Produced I.D.  
[check one of the above]

Type of Identification Produced: \_\_\_\_\_

**DEBORAH H. DUNBAR**  
Notary Public, State of Florida  
My comm. exp. June 10, 2009  
Comm. No. DD 398548

**EXHIBIT "A"**  
**("PROPERTY")**

**PARCEL "C"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LITCHFIELD AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 40, PAGES 51 THROUGH 58 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY AND A POINT ON A CURVE; THENCE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 22 SECONDS, AN ARC DISTANCE OF 233.48 FEET (SOUTH 60 DEGREES 42 MINUTE 29 SECONDS WEST, 231.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 152.42 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 168.26 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 20.00 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 22.40 FEET; THENCE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 58.73 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 77.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 137.10 FEET (NORTH 38 DEGREES 48 MINUTES 17 SECONDS WEST, 137.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 240.72 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 47.11 FEET; THENCE, NORTH 50 DEGREES 44 MINUTES 22 SECONDS EAST, 381.36 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 193.37 FEET; THENCE, SOUTH 10 DEGREES 48 MINUTES 09 SECONDS EAST, 31.10 FEET; THENCE, SOUTH 79 DEGREES 11 MINUTES 51 SECONDS WEST 70.73 FEET; THENCE, SOUTH 19 DEGREES 58 MINUTES 06 SECONDS WEST, 74.49 FEET; THENCE, NORTH 79 DEGREES 11 MINUTES 51 SECONDS EAST, 21.54 FEET; THENCE, SOUTH 10 DEGREES 48 MINUTES 09 SECONDS EAST, 103.50 FEET; THENCE, NORTH 79 DEGREES 11 MINUTES 51 SECONDS EAST, 70.00 FEET; THENCE, SOUTH 10 DEGREES 48 MINUTES 09 SECONDS EAST, 47.35 FEET; THENCE, SOUTH 41 DEGREES 40 MINUTES 42 SECONDS EAST, 93.68 FEET TO THE POINT OF BEGINNING.

3  
PREPARED BY:  
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

**SUPPLEMENTARY DECLARATION OF CHARTER, EASEMENTS,  
COVENANTS AND RESTRICTIONS  
FOR OAKLEAF VILLAGE CENTER**

**(24-Unit Residential Parcel)**

This Supplementary Declaration is made effective December 1, 2005 by  
OAKLEAF PLANTATION, LLC, a Florida limited liability company ("Declarant"), having an  
address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**WITNESSETH:**

**WHEREAS**, the Declarant has executed the Declaration of Charter, Easements,  
Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1,  
2005, in Official Records Book 2640, page 774, of the current public records of Clay County,  
Florida, as supplemented and amended ( the "Declaration"), thereby submitting all of the real  
property described in the Declaration to the terms thereof;

**WHEREAS**, the Declarant is the owner of the real property more particularly described  
on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**WHEREAS**, Section 2.1.2 of the Declaration allows the Declarant to subject the  
Property to the terms and provisions of the Declaration without the consent or joinder of any  
other party, and the Declarant desires to hereby subject the Property to all terms and provisions  
of the Declaration.

**NOW THEREFORE**, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are  
defined by the Declaration, shall have the same meanings as such terms are defined by the  
Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and  
conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all  
other matters as set forth in the Declaration, as the same may be amended from time to time. In  
the event of conflict between the terms and provisions of the Declaration and this Supplementary  
Declaration, this Supplementary Declaration shall control.



EXHIBIT "A"  
("PROPERTY")

PARCEL "A"

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LITCHFIELD AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 40, PAGES 51 THROUGH 58 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY AND A POINT ON A CURVE; THENCE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 22 SECONDS, AN ARC DISTANCE OF 233.48 FEET (SOUTH 60 DEGREES 42 MINUTES 29 SECONDS WEST, 231.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 320.68 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 20.00 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 22.40 FEET; THENCE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 58.73 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 77.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 137.10 FEET (NORTH 38 DEGREES 48 MINUTES 17 SECONDS WEST, 137.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 240.72 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 47.11 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 159.82 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 38 DEGREES 04 MINUTES 03 SECONDS WEST, 21.67 FEET; THENCE, NORTH 50 DEGREES 44 MINUTES 22 SECONDS EAST, 225.63 FEET; THENCE, NORTH 39 DEGREES 15 MINUTES 38 SECONDS WEST, 129.92 FEET; THENCE, NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 67.74 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 77.09 FEET; THENCE, NORTH 50 DEGREES 44 MINUTES 22 SECONDS EAST, 77.00 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 211.50 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 381.36 FEET TO THE POINT OF BEGINNING.

PREPARED BY:  
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Gienna Thompson, Legal Assistant  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

5 MIN. RETURN

**SUPPLEMENTARY DECLARATION OF CHARTER, EASEMENTS,  
COVENANTS AND RESTRICTIONS  
FOR OAK LEAF VILLAGE CENTER**

(Single Family Lots)

This Supplementary Declaration is made effective December 22 2005 by OAKLEAF PLANTATION, LLC, a Florida limited liability company ("Declarant"), having an address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**WITNESSETH:**

**WHEREAS**, the Declarant has executed the Declaration of Charter, Easements, Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1, 2005, in Official Records Book 2640, page 774, of the current public records of Clay County, Florida, as supplemented and amended (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

**WHEREAS**, the Declarant is the owner of the real property more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**WHEREAS**, Section 2.1.2 of the Declaration allows the Declarant to subject the Property to the terms and provisions of the Declaration without the consent or joinder of any other party, and the Declarant desires to hereby subject the Property to all terms and provisions of the Declaration.

**NOW THEREFORE**, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

**EXHIBIT "A"**  
**("PROPERTY")**

Lots 1 through 21, inclusive, OAKLEAF VILLAGE CENTER – UNIT TWO, according to plat thereof recorded in Plat Book 49, pages 36, 37 and 38, public records of Clay County, Florida.



3. This Supplementary Declaration shall become effective upon its recordation in the public records of Clay County, Florida. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

IN WITNESS WHEREOF, the Declarant has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of:

OAKLEAF PLANTATION, LLC,  
a Florida limited liability company

Jennifer Wilder  
Print Name: Jennifer Wilder

By: Erik H. Wilson  
Erik H. Wilson  
Its Vice President  
3020 Hartley Road, Suite 100  
Jacksonville, Florida 32257

Print Name: Lori Sherburn

STATE OF FLORIDA            )  
  )  
COUNTY OF DUVAL         )

The foregoing instrument was acknowledged before me this 27 day of December, 2005, by Erik H. Wilson, the Vice President of OAKLEAF PLANTATION, LLC, a Florida corporation, on behalf of the corporation.

**JENNIFER WILDER**  
Notary Public, State of Florida  
My comm. exp. Apr. 10, 2009  
Comm. No. DD 416949

Jennifer Wilder  
(Print Name: \_\_\_\_\_)  
NOTARY PUBLIC, State of Florida  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
[  ] Personally Known OR [  ] Produced I.D.  
  [check one of the above]  
Type of Identification Produced: \_\_\_\_\_

(18)

**5 MIN. RETURN**

PREPARED BY:  
Steven B. Greenhut, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

**SUPPLEMENTARY DECLARATION OF CHARTER, EASEMENTS,  
COVENANTS AND RESTRICTIONS  
FOR OAKLEAF VILLAGE CENTER**

**(6-Acre Parcel)**

This Supplementary Declaration is made effective December 1, 2005 by  
**OAKLEAF PLANTATION, LLC**, a Florida limited liability company ("Declarant"), having an  
address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**WITNESSETH:**

**WHEREAS**, the Declarant has executed the Declaration of Charter, Easements,  
Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1,  
2005, in Official Records Book 2640, page 774, of the current public records of Clay County,  
Florida, as supplemented and amended (the "Declaration"), thereby submitting all of the real  
property described in the Declaration to the terms thereof;

**WHEREAS**, the Declarant is the owner of the real property more particularly described  
on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**WHEREAS**, Section 2.1.2 of the Declaration allows the Declarant to subject the  
Property to the terms and provisions of the Declaration without the consent or joinder of any  
other party, and the Declarant desires to hereby subject the Property to all terms and provisions  
of the Declaration.

**NOW THEREFORE**, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are  
defined by the Declaration, shall have the same meanings as such terms are defined by the  
Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and  
conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all  
other matters as set forth in the Declaration, as the same may be amended from time to time. In  
the event of conflict between the terms and provisions of the Declaration and this Supplementary  
Declaration, this Supplementary Declaration shall control.

3. This Supplementary Declaration shall become effective upon its recordation in the public records of Clay County, Florida. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Declarant has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of:

**OAKLEAF PLANTATION, LLC**,  
a Florida limited liability company

Jennifer Wilder  
Print Name: Jennifer Wilder

By: Erik H. Wilson  
Erik H. Wilson

Deborah H. Dearborn  
Print Name: \_\_\_\_\_

Its Vice President  
3020 Hartley Road, Suite 100  
Jacksonville, Florida 32257

STATE OF FLORIDA       )  
  )  
COUNTY OF DUVAL       )

The foregoing instrument was acknowledged before me this 1 day of December, 2005, by Erik H. Wilson, the Vice President of **OAKLEAF PLANTATION, LLC**, a Florida corporation, on behalf of the corporation.

Jennifer Wilder

(Print Name: \_\_\_\_\_)

NOTARY PUBLIC, State of Florida

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Personally Known OR  Produced I.D.

[check one of the above]

Type of Identification Produced: \_\_\_\_\_

**JENNIFER WILDER**  
Notary Public, State of Florida  
My comm. exp. Apr. 10, 2009  
Comm. No. DD 416949

**EXHIBIT "A"**  
**("PROPERTY")**

**PARCEL "B"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF OAKLEAF VILLAGE CENTER ~ UNIT ONE, AS RECORDED IN PLAT BOOK 49, PAGES 14 THROUGH 16 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE, ON THE SOUTHWESTERLY LINE THEREOF, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 456.36 FEET TO THE NORTHWESTERLY LINE OF A 24-FOOT PRIVATE ALLEY AS SHOWN ON SAID PLAT OF OAKLEAF VILLAGE CENTER ~ UNIT ONE; THENCE, ON SAID NORTHWESTERLY LINE, SOUTH 50 DEGREES 43 MINUTES 57 SECONDS WEST, 31.00 FEET TO THE SOUTHWESTERLY LINE OF SAID ALLEY; THENCE, ON SAID SOUTHWESTERLY LINE AND THE SOUTHWESTERLY LINE OF TRACT "C" OF SAID OAKLEAF VILLAGE CENTER ~ UNIT ONE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 122.00 FEET; THENCE, SOUTH 55 DEGREES 18 MINUTES 40 SECONDS WEST, 76.24 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 19.82 FEET; THENCE, SOUTH 08 DEGREES 55 MINUTES 57 SECONDS WEST, 135.92 FEET; THENCE, SOUTH 53 DEGREES 55 MINUTES 57 SECONDS WEST, 144.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 217.07 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3016.50 FEET AND A CENTRAL ANGLE OF 05 DEGREES 14 MINUTES 54 SECONDS, AN ARC DISTANCE OF 276.33 FEET (NORTH 38 DEGREES 41 MINUTES 31 SECONDS WEST, 276.23 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 48 DEGREES 41 MINUTES 02 SECONDS EAST, 19.34 FEET; THENCE, NORTH 15 DEGREES 17 MINUTES 07 SECONDS EAST, 96.00 FEET; THENCE, NORTH 43 DEGREES 11 MINUTES 02 SECONDS WEST, 72.49 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARKVIEW DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST, 114.65 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 43 DEGREES 11 MINUTES 02 SECONDS WEST, 15.00 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST, 151.98 FEET TO THE POINT OF BEGINNING.

**PARCEL "B-1"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LITCHFIELD AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 40, PAGES 51 THROUGH 58 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY AND A POINT ON A CURVE; THENCE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 22 SECONDS, AN ARC DISTANCE OF 233.48 FEET (SOUTH 60 DEGREES 42 MINUTES 29 SECONDS WEST, 231.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 220.68 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 20.00 FEET TO AN

ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 22.40 FEET; THENCE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 58.73 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 77.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 137.10 FEET (NORTH 38 DEGREES 48 MINUTES 17 SECONDS WEST, 137.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 240.72 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 206.93 FEET; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 249.32 FEET; THENCE, NORTH 53 DEGREES 56 MINUTES 02 SECONDS EAST, 154.10 FEET; THENCE, SOUTH 36 DEGREES 04 MINUTES 03 SECONDS EAST, 25.79 FEET; THENCE, SOUTH 81 DEGREES 04 MINUTES 10 SECONDS EAST, 81.78 FEET; THENCE, NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 74.09 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 6.35 FEET; THENCE, NORTH 50 DEGREES 44 MINUTES 26 SECONDS EAST, 209.00 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 37 SECONDS EAST, 75.00 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 215.00 FEET; THENCE, NORTH 39 DEGREES 15 MINUTES 38 SECONDS WEST, 77.09 FEET TO THE POINT OF BEGINNING.

**PARCEL "B-2"**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LITCHFIELD AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 40, PAGES 51 THROUGH 58 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY AND A POINT ON A CURVE; THENCE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 22 SECONDS, AN ARC DISTANCE OF 233.48 FEET (SOUTH 60 DEGREES 42 MINUTES 29 SECONDS WEST, 231.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 220.68 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 20.00 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 48 DEGREES 19 MINUTES 18 SECONDS WEST, 22.40 FEET; THENCE, NORTH 41 DEGREES 40 MINUTES 42 SECONDS WEST, 58.73 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 77.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 137.10 FEET (NORTH 38 DEGREES 48 MINUTES 17 SECONDS WEST, 137.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 240.72 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 34 DEGREES 24 MINUTES 21 SECONDS WEST, 206.93 FEET; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 36 DEGREES 04 MINUTES 03 SECONDS EAST, 21.67 FEET TO THE POINT OF

BEGINNING; THENCE, CONTINUING ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 36 DEGREES 04 MINUTES 03 SECONDS WEST, 227.65 FEET; THENCE, NORTH 53 DEGREES 56 MINUTES 02 SECONDS EAST, 154.10 FEET; THENCE, SOUTH 36 DEGREES 04 MINUTES 03 SECONDS EAST, 25.79 FEET; THENCE, SOUTH 81 DEGREES 04 MINUTES 10 SECONDS EAST, 81.78 FEET; THENCE, NORTH 69 DEGREES 52 MINUTES 33 SECONDS EAST, 6.35 FEET; THENCE, SOUTH 39 DEGREES 15 MINUTES 38 SECONDS EAST, 129.92 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 225.63 FEET TO THE POINT OF BEGINNING.

PREPARED BY:  
Thomas O. Ingram, Esquire

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202

**AMENDMENT AND SUPPLEMENTARY TO  
DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS  
FOR OAKLEAF VILLAGE CENTER**

**(Village Center Library Site)**

This Amendment and Supplementary Declaration is made effective this Nov. 7<sup>th</sup>, 2007 by **OAKLEAF PLANTATION, LLC**, a Florida limited liability company ("Founder"), having an address of 3020 Hartley Road, Suite 100, Jacksonville, Florida 32256.

**W I T N E S S E T H:**

**WHEREAS**, the Founder has executed the Declaration of Charter, Easements, Covenants and Restrictions for OakLeaf Village Center which was recorded on December 1, 2005, in Official Records Book 2640, page 774, of the current public records of Clay County, Florida, as supplemented and amended (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof;

**WHEREAS**, the Founder is the owner of the real property more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**WHEREAS**, Section 2.1.2 of the Declaration allows the Founder to subject the Property to the terms and provisions of the Declaration without the consent or joinder of any other party, and the Founder desires to hereby subject the Property to all terms and provisions of the Declaration.

**WHEREAS**, Founder desires to amend Section 3.1.2(d) of the Declaration that allows Units that are used by non-profit or governmental entities primarily for the benefit of residents or guests may be exempt from Assessments or pay reduced Assessments as determined on an annual basis by the Village Center Association.

**NOW THEREFORE**, the Founder hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. All of the Property and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, restrictions, easements, charges and liens and all

other matters as set forth in the Declaration, as the same may be amended from time to time. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

3. Amendment. Section 3.1.2(d) of the Declaration is hereby restated and amended as shown by the underlined portion as follows:

“3.1.2 (d) Exempt Units. Units that are used by non-profit or governmental entities primarily for the benefit of residents and guests may be exempt from Assessments or pay reduced Assessments as determined on an annual basis by the Village Center Association. The Commons are not subject to assessment. Notwithstanding the above, the Library Site described as the Northeastly 125.00 feet of Tract “H”, OakLeaf Village Center ~ Unit Three, as recorded in Plat Book 49, Pages 39, 40 and 41 of the Public Records of Clay County, Florida is hereby exempt from Assessments.”

4. This Amendment and Supplementary Declaration shall become effective upon its recordation in the public records of Clay County, Florida. Except as specifically amended and supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

IN WITNESS WHEREOF, the Founder has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Deborah H. Dunbar  
Print Name: DEBORAH H DUNBAR

Travis Hutson  
Print Name: Travis Hutson

OAKLEAF PLANTATION, LLC,  
a Florida limited liability company

By: Erik H. Wilson  
Erik H. Wilson  
Its Vice President  
3030 Hartley Road, Suite 300  
Jacksonville, Florida 32257

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2007, by Erik H. Wilson, the Vice President of OAKLEAF PLANTATION, LLC, a Florida corporation, on behalf of the corporation.

Deborah H. Dunbar  
(Print Name: DEBORAH H DUNBAR)  
NOTARY PUBLIC, State of Florida  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
[  ] Personally Known OR [  ] Produced I.D.  
[check one of the above]  
Type of Identification Produced: \_\_\_\_\_

DEBORAH H. DUNBAR  
Notary Public, State of Florida  
My comm. exp. June 10, 2009  
Comm. No. DD 398548



**EXHIBIT "A"**  
**("PROPERTY")**

The Northeasterly 125.00 feet of Tract "H", OakLeaf Village Center ~ Unit Three, as recorded in Plat Book 49, Pages 39, 40 and 41 of the Public Records of Clay County, Florida.