

**Instr #2016065849 BK: 4267 PG: 1516, Filed & Recorded: 10/5/2016 1:40 PM #Pgs:5  
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$44.00**

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
S. KYLE WINHAM, ESQ.  
RKS OF FLORIDA, LLC  
3030 HARTLEY ROAD, SUITE 140  
JACKSONVILLE, FL 32257

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS  
RESTRICTIONS AND EASEMENTS FOR ARBOR MILL AT MILL CREEK**

This **SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR ARBOR MILL AT MILL CREEK** (“Supplementary Declaration”) is made effective as of October ~~4~~<sup>5</sup>, 2016, by RKS OF FLORIDA, LLC, a Florida limited liability company (“Developer”).

**WHEREAS**, Developer executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Arbor Mill at Mill Creek which was recorded in Official Records Book 4037, Page 1418, of the Public Records of St. Johns County, Florida (the “Declaration”), thereby submitting all of the real property described in the Declaration to the terms thereof; and

**WHEREAS**, Section 3.2 of the Declaration allows the Developer to subject additional land to the Declaration; and

**WHEREAS**, the Developer is the owner of the property located in St. Johns County, Florida described on the attached Exhibit “A” (“Additional Property”) wish to add the Additional property to the Property.

**NOW THEREFORE**, the Developer 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. Developer hereby declares that the Additional Property is added to the Property subject to the Declaration and such land 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 by be amended from time to time.
3. This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida, As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and

BK: 4267 PG: 1517

provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

4. Developer acknowledges that the terms of the Supplementary Declaration shall be binding upon Developer and shall run with the title to the parcel encumbered by the Supplementary Declaration and shall be binding upon all persons having any right, title, or any interest in such property, their heirs, representatives, successors and assigns.

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

Signed, sealed and delivered in the presence of:

DEVELOPER:

RKS OF FLORIDA, LLC, a Florida limited liability company

Paula Delaney  
Name: Paula L. Delaney

By: [Signature]  
Name: Samuel Crozier  
Its: Manager

Sherrill A Deese  
Name: Sherrill A Deese

COPY

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2016, by Samuel B. Crozier, Manager of RKS of Florida, LLC, a Florida limited liability company, on behalf of the company. He is  personally known to me ~~or produced~~ as identification.

[Signature]

(Print Name)

NOTARY PUBLIC

State of Florida at Large

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

My Commission Expires:



BK: 4267 PG: 1518

## EXHIBIT "A"

## ADDITIONAL PROPERTY

ARBOR MILL PHASE TWO

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWEST CORNER OF TRACT "I", (35' DEVELOPMENT EDGE, WHICH MAY INCLUDE AVERAGE 25' NATURAL VEGETATIVE UPLAND BUFFER), AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE" AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, SOUTH 82°06'12" WEST, ALONG A WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT "I", A DISTANCE OF 996.19 FEET, TO A POINT ON THE WESTERLY LINE OF SAID SECTION 18, TOWNSHIP 6 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE EASTERLY LINE OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 27 EAST); RUN THENCE, NORTH 03°10'41" WEST, ALONG THE AFORESAID WESTERLY LINE OF SAID SECTION 18, (AND ALSO BEING THE EASTERLY LINE OF SAID SECTION 13), A DISTANCE OF 1,288.73 FEET, TO A POINT; RUN THENCE, NORTH 86°49'19" EAST, A DISTANCE OF 170.00 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'02" TO THE RIGHT, AN ARC DISTANCE OF 47.12 FEET, TO THE POINT OF TANGENCY, OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°49'50" EAST, 42.42 FEET; RUN THENCE, NORTH 86°49'13" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 556.61 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'02" TO THE RIGHT, AN ARC DISTANCE OF 19.71 FEET, TO A POINT ON LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°21'46" EAST, 19.35 FEET; RUN THENCE, SOUTH 51°36'20" EAST, ALONG A NON TANGENT BEARING TO LAST SAID CURVE, A DISTANCE OF 82.82 FEET, TO A POINT; RUN THENCE, NORTH 62°24'59" EAST, A DISTANCE OF 62.81 FEET, TO A POINT ON THE

**BK: 4267 PG: 1519**

WESTERLY BOUNDARY OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY BOUNDARY OF "ARBOR MILL PHASE ONE", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 06°32'29" EAST, A DISTANCE OF 769.28 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 82°06'12" EAST, A DISTANCE OF 156.63 FEET, TO A POINT, ON THE WESTERLY RIGHT OF WAY LINE OF "ATLANTA DRIVE", AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE";

COURSE No. 3: RUN THENCE, SOUTH 07°53'40" EAST, A DISTANCE OF 206.53 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'52" TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, TO THE POINT OF TANGENCY, OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°06'12" WEST, 35.36 FEET;

COURSE No. 5: RUN THENCE, SOUTH 82°06'12" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 85.00 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, SOUTH 17°47'42" WEST, A DISTANCE OF 66.58 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, SOUTH 07°53'48" EAST, A DISTANCE OF 145.00 FEET, TO THE SOUTHWEST CORNER OF TRACT "I", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,221,567 SQUARE FEET, OR 28.04 ACRES, MORE OR LESS, IN AREA.

