

**PALENCIA<sup>SM</sup>**

**SUPPLEMENTAL DECLARATION OF  
COVENANTS & RESTRICTIONS**

**EV-4/EV-5B  
Costa Del Sol**

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FLORIDA 32202

**SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS**  
**FOR PALENCIA**  
**(MARSHALL CREEK DRI UNIT EV-4/EV-5B)**

**THIS SUPPLEMENTAL DECLARATION** is made effective May 28, 2015 by **MARSHALL CREEK, LTD.**, a Florida limited partnership (the "Developer").

**WITNESSETH:**

**WHEREAS**, the Developer is the owner of certain real property more particularly described on the attached Exhibit A (the "Property"); and

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Palencia has been recorded in Official Records Book 1666, at page 803, as amended in Official Records Book 1845, at page 835, and Official Records Book 2066, at page 87, Official Records Book 3287, page 1074, Official Records Book 3462, page 407, Official Records Book 3464, page 1369, and in Official Records Book 3618, page 993, all of the public records of St. Johns County, Florida, (together, the "Declaration"); and

**WHEREAS**, the Developer desires to subject the Property to all of the terms, conditions and provision contained in the Declaration as provided for under the terms of Section 3.2 of the Declaration.

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

1. All capitalized terms contained in this Supplemental 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 amended from time to time. In the event of conflict between the Declaration and this Supplemental Declaration, this Supplemental Declaration shall control.
3. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.
4. This Supplemental Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, the Developer has caused this instrument to be duly executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

**MARSHALL CREEK, LTD.**, a Florida limited partnership

By: Hines/Marshall Creek, Ltd., a Florida limited partnership, its sole general partner

By: Hines Management, L.L.C., a Delaware limited liability company, its sole general partner

By: Hines Interests Limited Partnership, a Delaware limited partnership, its sole member

By: Hines Holdings, Inc., a Texas corporation, its sole general partner

Carol Reiser  
Name Printed: Carol Reiser

Morgan Radzimanowski  
Name Printed: Morgan Radzimanowski

By: Michael T. Harrison  
Name Printed: Michael T. Harrison  
Title: Senior Managing Director

Date: May 28, 2015



**EXHIBIT A**

Marshall Creek DRI Unit EV-4/EV-5B according to the plat thereof as recorded in Map Book 75, Pages 79 through 88 of the public records of St. Johns County, Florida.

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:

THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FLORIDA 32202

**SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS**  
**FOR PALENCIA RESIDENTIAL LOTS**  
**(MARSHALL CREEK DRI UNIT EV-4 / EV-5B)**

**THIS SUPPLEMENTAL DECLARATION** is made effective May 28, 2015, by **MARSHALL CREEK LTD.**, a Florida limited partnership (the "Developer").

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

**WHEREAS**, the Developer is the owner of certain real property more particularly described on the attached Exhibit A (the "Property"); and

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Palencia Residential Lots has been recorded in Official Records Book 1666, at page 831, and amended in Official Records Book 1706, at page 727, Official Records Book 1762, at page 815, and in Official Records Book 3287, at page 1082, all of the public records of St. Johns County, Florida, (together, the "Declaration"); and

**WHEREAS**, the Developer desires to subject the Property to all of the terms, conditions and provision contained in the Declaration as provided for under the terms of Section 3.2 of the Declaration.

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

1. All capitalized terms contained in this Supplemental 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 amended from time to time. In the event of conflict between the Declaration and this Supplemental Declaration, this Supplemental Declaration shall control.

3. Except as specifically supplemented hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

4. This Supplemental Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, the Developer has caused this instrument to be duly executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**MARSHALL CREEK, LTD.**, a Florida limited partnership

By: Hines/Marshall Creek, Ltd., a Florida limited partnership, its sole general partner

By: Hines Management, L.L.C., a Delaware limited liability company, its sole general partner

By: Hines Interests Limited Partnership, a Delaware limited partnership, its sole member

By: Hines Holdings, Inc., a Texas corporation, its sole general partner

Carol Reiser  
Name Printed: Carol Reiser

Morgan Bedzimanowski  
Name Printed: Morgan Bedzimanowski

By: Michael T. Harrison  
Name Printed: Michael T. Harrison  
Title: Senior Managing Director

Date: May 28, 2015





**EXHIBIT A**

**The Property**

Marshall Creek DRI Unit EV-4 / EV-5B, according to the plat thereof recorded in Map Book 75, Pages 79 through 88 of the public records of St. Johns County, Florida.