



SUPPLEMENTAL DECLARATION OF  
COVENANTS & RESTRICTIONS

MV-2

Promenade Pointe II

Public Records of  
St. Johns County, FL  
Clerk# 02-005162  
O.R. 1709 PG 475  
10:35AM 01/28/2002  
REC \$37.00 SUR \$5.00

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

THOMAS A. JENKS, ESQ.  
PAPPAS METCALF JENKS & MILLER, P.A.  
200 WEST FORSYTH STREET  
SUITE 1400  
JACKSONVILLE, FL 32202

# COPY

## SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR PALENCIA

THIS SUPPLEMENTAL DECLARATION is made effective January 18, 2002  
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 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:

COPY MARSHALL CREEK, LTD., a Florida limited partnership

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

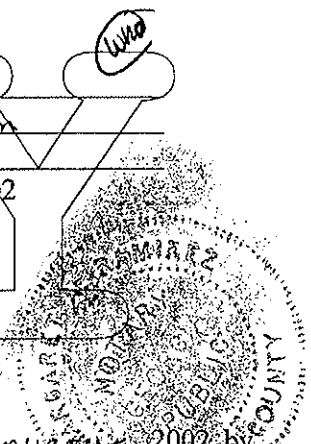
By: Hines Management, L.L.C., a Delaware limited liability company, its sole general partner

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

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

Suzanne Ritter
Name Printed: Suzanne Ritter
Name Printed: CHEA PITMAN
STATE OF FLORIDA Georgia
COUNTY OF Cobb

Michael T. Harrison
Title: Vice President
Date: January 18, 2002



The foregoing instrument was acknowledged before me this 18 day of January, 2002, by Michael T. Harrison, the Vice President of Hines Holdings, Inc., a Texas corporation (the "Company"), as general partner of Hines Interests Limited Partnership, a Delaware limited partnership ("HILP"), which in turn is the sole member of Hines Management, L.L.C., a Delaware limited liability company (the "LLC"), which in turn is the sole general partner of Hines/Marshall Creek, Ltd., a Florida limited partnership (the "GP"), which in turn is the sole general partner of Marshall Creek, Ltd., a Florida limited partnership, on behalf of the Company, HILP, the LLC, the GP and the Partnership.

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Margaret A. Ramirez
(Print Name Margaret A. Ramirez)
NOTARY PUBLIC, State of Florida GA
Commission #

My Commission Expires:
Personally Known [checked]
or Produced I.D.
[check one of the above]
Type of Identification Produced
Notary Public, Cobb County, Georgia
My Commission Expires February 13, 2005

EXHIBIT " A "

LEGAL DESCRIPTION OF TRACT "A":

A PORTION OF SECTION 53, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF SOUTH LOOP PARKWAY PER PLAT OF MARSHALL CREEK DRI UNIT A ONE, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41, PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 38°06'46" EAST, A DISTANCE OF 882.77 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 250.76 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 27°28'15" WEST, 15.06 FEET; THENCE NORTH 45°00'00"EAST, A DISTANCE OF 191.46 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 265.12 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 196.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT " A "

LEGAL DESCRIPTION OF TRACT "B":

A PORTION OF SECTION 53, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF SOUTH LOOP PARKWAY PER PLAT OF MARSHALL CREEK DRI UNIT A-ONE, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 41, PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 16°08'50" EAST, A DISTANCE OF 986.50 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°00'00" WEST, A DISTANCE OF 252.65 FEET; THENCE NORTH 77°14'41" WEST, A DISTANCE OF 78.97 FEET; THENCE NORTH 31°07'04" EAST, A DISTANCE OF 884.75 FEET; THENCE SOUTH 22°01'29" EAST, A DISTANCE OF 318.01 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.70 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28°22'49" WEST, 188.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 463.03 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 24°29'06" WEST, 434.80 FEET; THENCE NORTH 68°14'40" WEST, A DISTANCE OF 182.76 FEET; THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 239.07 FEET TO THE POINT ON A NON TANGENT CURVE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 56.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 90°00'00" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

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LEGAL DESCRIPTION OF TRACT "C":

A PORTION OF SECTION 53 AND 54, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF SOUTH LOOP PARKWAY, PER PLAT OF MARSHALL CREEK DRI UNIT A-ONE, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41, PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 24°43'37" EAST, A DISTANCE OF 1849.94 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 22°01'29" WEST, A DISTANCE OF 318.01 FEET; THENCE NORTH 31°07'04" EAST, A DISTANCE OF 54.62 FEET; THENCE NORTH 88°54'09" EAST, A DISTANCE OF 151.60 FEET; THENCE NORTH 61°13'52" EAST, A DISTANCE OF 54.56 FEET; THENCE SOUTH 55°16'51" EAST, A DISTANCE OF 74.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 568.36 FEET; THENCE SOUTH 50°17'06" EAST, A DISTANCE OF 532.26 FEET; THENCE SOUTH 10°51'49" EAST, A DISTANCE OF 93.70 FEET; THENCE SOUTH 82°01'11" WEST, A DISTANCE OF 362.36 FEET; THENCE NORTH 15°22'52" WEST, A DISTANCE OF 34.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.03 FEET, A CHORD BEARING AND DISTANCE OF NORTH 55°55'26" WEST, 282.56 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 370.14 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 88°30'46" WEST, 409.23 FEET; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 197.70 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80°05'26" WEST, 156.16 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

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LEGAL DESCRIPTION OF TRACT D-1:

A PORTION OF SECTIONS 53, 55 AND 56 TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF SOUTH LOOP PARKWAY PER PLAT OF MARSHALL CREEK DRI UNIT A-ONE, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41 PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 70°59'20" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SOUTH LOOP PARKWAY, 157.73 FEET; THENCE NORTH 06°33'45" WEST, 173.53 FEET; THENCE NORTH 01°08'40" WEST, 87.44 FEET; THENCE NORTH 69°09'44" EAST, 111.01 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 57.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 30°27'31" EAST, 42.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°57'18" EAST, 33.69 FEET; THENCE NORTH 16°36'30" EAST, 32.68 FEET, THENCE NORTH 19°00'40" WEST, 70.72 FEET; THENCE NORTH 70°11'10" EAST, 186.87 FEET; THENCE NORTH 24°17'19" EAST, 55.00 FEET; THENCE SOUTH 81°34'22" EAST, 24.25 FEET; THENCE NORTH 32°33'09" EAST, 123.82 FEET; THENCE NORTH 00°56'54" EAST, 54.06 FEET; THENCE NORTH 07°09'41" WEST, 73.87 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 446.46 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 61°09'26" EAST, 347.99 FEET; THENCE SOUTH 60°41'06" EAST, 39.70 FEET; THENCE SOUTH 82°04'20" EAST, 42.82 FEET; THENCE SOUTH 21°23'43" WEST, 133.64 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 610.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°11'32" WEST, 511.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 70°59'20" WEST, 224.02 FEET TO THE POINT OF BEGINNING.

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EXHIBIT " A "

LEGAL DESCRIPTION OF TRACT "D-6":

A PORTION OF SECTIONS 53, 54 AND 56 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT A NORTHEASTERLY CORNER OF SOUTH LOOP PARKWAY PER PLAT OF MARSHALL CREEK DRI UNIT A-ONE, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41 PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 70°59'20" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SOUTH LOOP PARKWAY, 157.73 FEET; THENCE NORTH 06°33'45" WEST, 173.53 FEET; THENCE NORTH 01°08'40" WEST, 87.44 FEET; TO THE POINT OF BEGINNING: THENCE NORTH 13°58'44" WEST, 167.21 FEET; THENCE NORTH 00°25'16" EAST, 124.00 FEET; THENCE SOUTH 70°59'20" WEST, 10.73 FEET; THENCE NORTH 02°17'19" EAST, 63.68 FEET; THENCE NORTH 23°39'23" WEST, 53.39 FEET; THENCE NORTH 02°06'38" WEST, 27.89 FEET; THENCE NORTH 74°40'34" EAST, 10.35 FEET; THENCE NORTH 06°33'54" WEST, 71.82 FEET; THENCE NORTH 13°32'47" WEST, 117.29 FEET; THENCE NORTH 02°53'28" EAST, 81.05 FEET; THENCE NORTH 40°51'10" WEST, 41.53 FEET; THENCE NORTH 02°13'55" EAST, 123.56 FEET; THENCE NORTH 38°10'05" WEST, 61.04 FEET; THENCE NORTH 83°42'27" WEST, 57.32 FEET; THENCE NORTH 26°32'03" WEST, 64.36 FEET; THENCE NORTH 69°45'48" EAST, 96.52 FEET; THENCE NORTH 20°25'12" WEST, 153.24 FEET; THENCE NORTH 04°38'45" WEST, 67.10 FEET; THENCE NORTH 18°47'40" WEST, 65.00 FEET; THENCE NORTH 12°41'57" EAST, 57.77 FEET; THENCE NORTH 56°22'49" WEST, 34.44 FEET; THENCE NORTH 15°40'38" WEST, 138.30 FEET; THENCE NORTH 10°31'56" EAST, 41.28 FEET; THENCE NORTH 20°15'50" WEST, 37.14 FEET; THENCE NORTH 33°29'48" EAST, 115.80 FEET; THENCE NORTH 68°57'00" EAST, 39.51 FEET; THENCE NORTH 81°08'24" EAST, 65.90 FEET; THENCE NORTH 66°46'14" EAST, 255.22 FEET; THENCE SOUTH 73°31'00" EAST, 114.37 FEET; THENCE SOUTH 58°02'18" WEST, 79.22 FEET; THENCE SOUTH 13°49'19" EAST, 210.46 FEET; THENCE SOUTH 03°43'01" EAST, 56.90 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 124.52 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 41°42'40" EAST, 181.75; THENCE SOUTH 17°49'04" EAST, 107.51 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 131.02 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 32°54'37" WEST, 224.36; THENCE SOUTH 20°53'47" EAST, 198.23 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 160.47 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°49'06" WEST, 66.54 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 253.64 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 02°24'29" WEST, 149.67; THENCE SOUTH 75°52'13" WEST, 28.46 FEET; THENCE SOUTH 20°44'50" WEST, 65.83 FEET; THENCE SOUTH 00°37'05" WEST, 31.87 FEET; THENCE SOUTH 15°43'52" WEST, 48.79 FEET; THENCE SOUTH 52°54'36" EAST, 27.42 FEET; THENCE SOUTH 18°01'27" WEST, 29.06 FEET; THENCE SOUTH 16°15'05" EAST, 103.36 FEET; THENCE SOUTH 81°34'22" EAST, 53.44 FEET; THENCE SOUTH 24°17'19" WEST, 55.00 FEET; THENCE SOUTH 70°11'10" WEST, 186.87 FEET; THENCE SOUTH 19°00'40" EAST, 70.72 FEET; THENCE SOUTH 16°36'30" WEST, 32.68 FEET; THENCE SOUTH 51°57'18" WEST, 33.69 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 57.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 30°27'31" WEST, 42.14 FEET; THENCE SOUTH 69°09'44" WEST, 111.01 FEET TO THE POINT OF BEGINNING.



## EXHIBIT " A "

## LEGAL DESCRIPTION OF TRACT "E":

A PORTION OF SECTIONS 53 AND 54, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE/COMMENCE AT THE MOST NORTHERLY CORNER OF SOUTH LOOP PARKWAY PER PLAT OF MARSHALL CREEK DRY UNIT A-ONE, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41, PAGES 98 THROUGH 103 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 49°01'28" EAST, A DISTANCE OF 2,544.58 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 50°17'06" WEST, A DISTANCE OF 532.26 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 568.36 FEET; THENCE NORTH 55°16'51" WEST, A DISTANCE OF 74.40 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 48.32 FEET, A CHORD BEARING AND DISTANCE OF NORTH 12°43'46" EAST, 41.00 FEET; THENCE NORTH 04°07'45" WEST, A DISTANCE OF 29.83 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 128.16 FEET, A CHORD BEARING AND DISTANCE OF NORTH 33°06'20" WEST, 35.12 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 55.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 56°34'20" WEST, 57.82 FEET; THENCE NORTH 87°54'49" WEST, A DISTANCE OF 31.83 FEET; THENCE NORTH 73°57'35" WEST, A DISTANCE OF 38.10 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 29.02 FEET, A CHORD BEARING AND DISTANCE OF NORTH 35°13'53" WEST, 36.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°29'49" EAST, A DISTANCE OF 121.18 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 298.13 FEET, A CHORD BEARING AND DISTANCE OF NORTH 06°45'38" WEST, 146.21 FEET; THENCE SOUTH 89°59'26" EAST, A DISTANCE OF 337.32 FEET; THENCE SOUTH 04°00'15" EAST, A DISTANCE OF 28.99 FEET; THENCE SOUTH 16°20'02" EAST, A DISTANCE OF 53.85 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 19°20'45" WEST, 58.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°01'32" WEST, A DISTANCE OF 113.98 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 25°12'10" WEST, 74.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°37'12" EAST, A DISTANCE OF 57.65 FEET; THENCE SOUTH 15°25'02" WEST, A DISTANCE OF 48.30 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 59.78 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 52°13'58" EAST, 111.03 FEET; THENCE NORTH 23°57'31" EAST, A DISTANCE OF 104.10 FEET; THENCE IN A EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 76.54 FEET, A CHORD BEARING AND DISTANCE OF NORTH 68°03'20" EAST, 62.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 67°56'12" EAST, A DISTANCE OF 50.55 FEET; THENCE IN A EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 61.28 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 78°05'16" EAST, 46.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°34'26" EAST, A DISTANCE OF 85.04 FEET; THENCE NORTH 44°04'48" EAST, A DISTANCE OF 75.72 FEET; THENCE IN A EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 53.47 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82°55'47" EAST, 58.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF

EXHIBIT " A "

67.68 FEET, A CHORD BEARING AND DISTANCE OF NORTH 56°21'01" EAST, 117.01 FEET; THENCE SOUTH 82°21'40" EAST, A DISTANCE OF 164.16 FEET; THENCE SOUTH 33°04'50" EAST, A DISTANCE OF 90.08 FEET; THENCE SOUTH 69°58'26" EAST, A DISTANCE OF 97.19 FEET; THENCE NORTH 69°59'54" EAST, A DISTANCE OF 80.14 FEET; THENCE SOUTH 67°07'05" EAST, A DISTANCE OF 30.22 FEET; THENCE SOUTH 32°45'45" EAST, A DISTANCE OF 51.24 FEET; THENCE NORTH 86°15'42" EAST, A DISTANCE OF 57.20 FEET; THENCE SOUTH 40°12'01" EAST, A DISTANCE OF 115.33 FEET ; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 77.77 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12°30'53" WEST, 59.32 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 236.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 04°23'43" WEST, 291.50 FEET; THENCE SOUTH 80°04'41" WEST, A DISTANCE OF 72.30 FEET ; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 34.23 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 53°52'33" WEST, 39.00 FEET TO THE POINT OF BEGINNING.

COPY

COPY

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Prepared by/return to:  
Gary B. Davenport  
Chimento & Davenport, P.A.  
4B Old Kings Road North  
Palm Coast, FL 32137

Public Records of  
St. Johns County, FL  
Clerk# 04-066548  
O.R. 2273 PG 617  
09:13AM 09/02/2004  
REC \$25.00 SUR \$27.50

SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR PALENCIA RESIDENTIAL LOTS  
(PROMENADE POINTE II)

THIS SUPPLEMENTAL DECLARATION is made effective August 10, 2004, by MARHSALL CREEK LTD., a Florida limited partnership (the "Developer").

**WITNESSETH:**

WHEREAS, Promenade Development, LLC ("Promenade") 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 Promenade Pointe II Residential Lots has been recorded in Official Records Book 1666, at page 831, and amended in Official Records Book 1706, at page 727, and Official Records Book 1762, at page 815, all of the public records of St. Johns County, Florida (together, the "Declaration"); and

WHEREAS, the Property is already subject to the Declaration of Covenants and Restrictions for Promenade Pointe II recorded in Official Records Book 1666 at page 803 ("Master Declaration") pursuant to that certain Supplemental Declaration of Covenants and Restrictions for Promenade Pointe II, recorded in Official Records Book 1709, at page 475, all of the public records of St. Johns County, Florida.

WHEREAS, Promenade and Developer desire to subject the Property to all of the terms, conditions and provisions contained in the Declaration as provided for under the terms of Section 3.2 of the Declaration.

NOW, THEREFORE, the Developer hereby declares and Promenade hereby consents 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. Promenade reserves the right to architectural review and approval of all plans and specifications for any landscaping or improvements on any Lot or Building Site within the Property as described herein, as provided to Developer in Section 8.1 of the Master Covenants, prior to such review by the Developer. Promenade shall also apply additional architectural review criteria, in addition to that referenced in Section 8.2 of the Master Covenants. Such additional criteria shall be promulgated by Promenade and shall apply to, but is not limited to, landscaping, roof type, driveways, setbacks and roof heights. Promenade's right to additional architectural review may be assigned to Developer or the Association, in the sole and absolute discretion of Promenade.

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

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

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

Signed, sealed and delivered  
in the presence of:

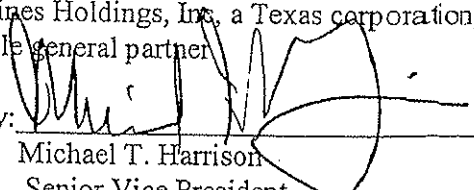
MARSHALL CREEK, LTD., a Florida limited  
partnership

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

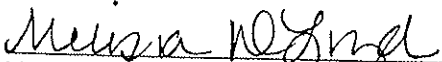
By: Hines Management, LLC, a Delaware limited  
liability company, as its sole general partner

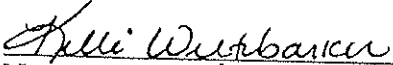
By: Hines Interstate Limited Partnership, a Delaware  
limited partnership, its sole member

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

By:   
Michael T. Harrison  
Senior Vice President

Date: August 31, 2001  
MT

  
Name Printed: Melissa B. Loyd

  
Name Printed: Kellie Wetzbarcker

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2004, by Michael T. Harrison, the Senior Vice President of Hines Holdings, Inc., a Texas corporation (the "Company"), as general partner of Hines Interests Limited Partnership, a Delaware limited partnership ("HILP"), which in turn is the sole member of Hines Management, LLC, a Delaware limited liability company (the "LLC"), which in turn is the sole general partner of Hines/Marshall Creek, Ltd., a Florida limited partnership (the "GP"), which in turn is the sole general partner of Marshall Creek, Ltd., a Florida limited partnership, on behalf of the Company, HILP, the LLC, the GP and the Partnership.

*Carla Marie Luigs*

(Print Name) Carla Marie Luigs

Notary Public, State of Florida

Commission # DD011641

My Commission Expires May 29, 2005

Personally known

or Produced I.D.

(check one of the above)

Type of identification produced:



Carla Marie Luigs  
My Commission DD011641  
Expires May 29, 2005

CONSENT AND JOINDER

Promenade Development, LLC, as owner of the Property, joins in the foregoing Supplemental Declaration of Covenants and Restrictions for Promenade Pointe Residential Lots to which this Consent is attached.

PROMENADE DEVELOPMENT, LLC

By: [Signature]  
Print Name: Robert L. Johnson  
Its: VICE President

STATE OF Florida  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2004, by Robert L. Johnson as V. President of Promenade Development, LLC.

Frances F. Hutchinson  
(Print Name) Frances F. Hutchinson  
Notary Public, State of Florida  
Commission # CC 981677  
My Commission Expires 12/03/04  
Personally known   
or Produced I.D. \_\_\_\_\_  
(check one of the above)  
Type of identification produced:  
\_\_\_\_\_



CONSENT AND JOINDER OF MORTGAGEE

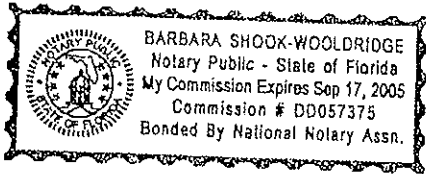
Ironstone Bank (formerly Atlantic States Bank) ("Mortgagee") is the holder of that certain Real Estate Mortgage ("Mortgage") recorded in Official Records Book 2160 at page 453 of the public records of St. Johns County, Florida. Mortgagee joins in the foregoing Supplemental Declaration of Covenants and Restrictions for Promenade Pointe II Residential Lots to which this Consent is attached ("Supplemental Declaration") to evidence its consent and joinder to the provisions of the Supplemental Declaration and its agreement that its security interest as evidenced by the Mortgage shall be subordinated thereto.

IRONSTONE BANK (FORMERLY ATLANTIC STATES BANK)

By: [Signature]  
Print Name: SCOTT TACCATI  
Its: SENIOR VICE PRESIDENT

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2004, by Scott Taccati, as Sr. Vice Pres. of Ironstone Bank (formerly Atlantic States Bank).



Barbara Shook-Wooldridge  
(Print Name) Barbara Shook-Wooldridge  
Notary Public, State of Florida  
Commission # DD057375  
My Commission Expires 9/17/05  
Personally known   
or Produced I.D.   
(check one of the above)  
Type of identification produced:  
\_\_\_\_\_

EXHIBIT A

(Property)

All of that real property located in St. Johns County subject to the Plat of Promenade Pointe II recorded in Map Book 50, Pages 59 and 60 of the Public Records of St. Johns County, Florida.