

THIS INSTRUMENT PREPARED BY:  
LAWYER J. W. BENKS  
3501 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202

RECORDED IN OFFICIAL RECORDS BOOK

JUN 18 1990

Rec Fee \$ 13.00 MARTHA O. HAYTHE,  
Add Fee \$ 1.00 Orange County  
Doc Tax \$ \_\_\_\_\_ Comptroller  
Int Tax \$ \_\_\_\_\_ By ma  
Total \$ 15.00 Deputy Clerk

**SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR UNIVERSITY ESTATES (UNIVERSITY ESTATES UNIT 2)**

This Supplementary Declaration of Covenants and Restrictions for University Estates, is made and effective as of FEBRUARY 9, 1990, by UNIVERSITY ESTATES, LTD., a Florida limited partnership (the "Developer"), having an address of 4561 Salisbury Road., Suite 350, Jacksonville, Florida 32216.

3540963 ORANGE CO. FL.  
02:31:20PM 06/21/90  
OR 193 PG 4839

1. **Background.**

The Developer has executed the Declaration of Covenants and Restrictions for University Estates which was recorded in Official Records Book 4132, pages 4307 through 4356, as amended by the First Amendment to Declaration of Covenants and Restrictions for University Estates recorded in Official Records Book 4138, at pages 681 through 684, both of the public records of Orange County, Florida (together, the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof.

The Developer is the owner of certain real property more particularly described as University Estates Unit 2, according to the plat thereof recorded in Plat Book 26, pages 30 through 32, of the public records of Orange County, Florida (the "Unit 2 Property"), and desires to subject the Unit 2 Property to all of the terms, conditions and provisions contained in the Declaration, as provided for under the terms of Article II of the Declaration.

2. **Submission of the Property to Declaration.**

The Developer hereby declares that all of the lands constituting the Unit 2 Property or any portion thereof shall be held, transferred, sold, conveyed and occupied, subject to all covenants, restrictions, easements, charges and liens, and all other matters as set forth in the Declaration.

3. **Additional Provisions.**

Pursuant to Article II, Section 2 of the Declaration, the Developer hereby adds the following provisions to the Declaration:

(a) Article I, paragraph (j) is hereby supplemented to provide that the term "Plat" as used in the Declaration and in this instrument shall also mean and refer to the plat of University Estates Unit 2 recorded in Plat Book 26, pages 30 though 32, of the public records of Orange County, Florida.

(b) Article I, paragraph (k) is hereby supplemented to provided that the terms "Property", "Properties", or "University Estates" as used in the Declaration...

RETURN TO CLERK TO BCC - 5th FLOOR COUNTY ADMINISTRATION BUILDING - JEANENE

its duly authorized general partner and recorded in the public records of Orange County, Florida.

Signed, sealed and delivered in the presence hereof:

UNIVERSITY ESTATES, LTD., a Florida limited partnership

By: C.P. Orlando, Inc., a Florida corporation, as general partner

*[Signature]*  
*Alicia M. Stimpfellow*

By: *[Signature]*  
James E. Davidson, Jr.  
President

[Corporate Seal]

STATE OF FLORIDA     )  
  )ss  
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 24th day of February, 1990, by James E. Davidson, Jr., the President of C.P. ORLANDO, INC., a Florida corporation, as general partner of UNIVERSITY ESTATES, LTD., a Florida limited partnership, on behalf of the partnership.

*[Signature]*  
NOTARY PUBLIC, State of Florida  
at Large.

My Commission Expires:

UE19

NOTARY PUBLIC, STATE OF FLORIDA;  
MY COMMISSION EXPIRES: AUG. 2, 1991.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

JUN 18 1990

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of a mortgage upon the real property described by the Supplementary Declaration of Covenants and Restrictions for University Estates (the "Supplementary Declaration") to which this Consent and Joinder is attached, which mortgage is recorded in Official Records Book 4006, at page 276, as amended by the instrument recorded in Official Records Book 4056, at page 4740, and as further amended by the instrument recorded in Official Records Book 4076, at page 1887, all of the current public records of Orange County, Florida. The undersigned hereby joins in and consents to the execution of the Supplementary Declaration by the owner of said real property and agrees that its mortgage, as amended, is hereby subordinated to the terms and conditions of the Supplementary Declaration.

Signed, sealed and delivered  
in the presence of:

Joanna Daniels  
Paul J. Woby

SOUTHEAST BANK, N.A.

By: Jeffrey L. Cash  
Jeffrey L. Cash  
Its: Vice President

STATE OF FLORIDA  
COUNTY OF Hillsborough

I HEREBY CERTIFY, that on this 1 day of March  
A.D. 1990 before me personally appeared Jeffrey L. Cash, the  
Vice President of SOUTHEAST BANK, N.A., a banking association  
organized under the laws of the United States, to me well known  
to be the individual and officer described in and who executed  
the foregoing Consent and Joinder and acknowledged the execution  
thereof to be his free act and deed as such officer thereunto  
duly authorized and that the said consent and joinder is the act  
and deed of said banking association.

WITNESS my signature and  
official seal at Tampa  
in the County of Hillsborough  
and the State of Florida in  
the    day and year last  
aforesaid.

Paul J. Woby  
Notary Public

My Commission Expires on the 1 day of March, 1990

C321



"OFFICIAL NOTARY SEAL"  
PAUL J. WOBY  
BY COM. EXP. 03/01/93

RETURN TO: .ERK TO SCC - 5th FLOOR COUNTY ADMINISTRATOR ON BUILDING - JEANENE