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Clerk# 03-094180
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11:15AM 12/29/2003
REC \$117.00 SUR \$15.00

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DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
JOHNS CREEK

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FOR
JOHNS CREEK

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DECLARATION
OF
COVENANTS AND RESTRICTIONS
FOR
JOHNS CREEK

THIS DECLARATION is made this _____ day of _____, 200__, by JOHNS CREEK, LLC, a Florida limited liability company (the "Developer"), which declares that the real property described on Exhibit A attached hereto and made a part hereof (the "Property"), which is owned by the Developer, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, liens and all other matters set forth in this Declaration which shall be deemed to be covenants running with the title to the Property and shall be binding upon the Developer and all parties having or acquiring any right, title or interest in the Property or any part thereof.

ARTICLE I
MUTUALITY OF BENEFIT AND OBLIGATION

Section 1.1 **Mutuality**. The covenants, restrictions, and agreements set forth in this Declaration are made for the mutual and reciprocal benefit of every parcel within the Property, and are intended to create mutual equitable servitudes upon each such parcel in favor of the other parcels, to create reciprocal rights among the respective Owners, and to create privity of contract and an estate between the grantees of each and every parcel within the Property, their heirs, successors and assigns.

Section 1.2 **Benefits and Burdens**. Every person who is an Owner does by reason of taking title to land located within the Property agree to all the terms and provisions of this Declaration and shall be entitled to its benefits and subject to its burdens.

ARTICLE II
DEFINITIONS

The following words, when used in this Declaration shall have the following meanings:

Section 2.1 **Association**. Johns Creek Property Owners Association, Inc., a Florida corporation not-for-profit and its successors and assigns. This is the Declaration to which the Articles of Incorporation (the "Articles") and Bylaws (the "Bylaws") of the Association make reference.

Section 2.2 **Board**. The Board of Directors of the Association.

Section 2.3 **CDD**. The Brandy Creek Community Development District as enacted pursuant to Chapter 190, Florida Statutes.

Section 2.4 **Common Area**. All real property (including easements, licenses and rights to use real property) and personal property located within or adjacent to the Property, if any, which is owned by the Developer, or by the Association, and which the Developer has designated for the

common use of the Owners by reference thereto in this Section 2.4, or by recording a Supplementary Declaration, pursuant to the terms of Section 5.3 hereof. The Common Area initially designated by the Developer shall consist of the real property (and interests therein) more particularly described on Exhibit B attached hereto and made a part hereof together with all improvements constructed therein by Developer, but not owned or maintained by a public or private utility company. The Common Area shall not include any real property owned or maintained by the CDD.

Section 2.5 **Developer.** Johns Creek, LLC, a Florida limited liability company and its successors and such of its assigns as to which the rights of the Developer hereunder are specifically assigned. Developer may assign all or only a portion of such rights in connection with portions of the Property. In the event of such a partial assignment, the assignee may exercise such rights of the Developer as are specifically assigned to it. Any such assignment may be made on a non-exclusive basis. Reference in this Declaration to Johns Creek, LLC as the Developer of the Property is not intended and shall not be construed, to impose upon Johns Creek, LLC any obligations, legal or otherwise, for the acts or omissions of third parties who purchase Lots or parcels within the Property from Johns Creek, LLC and develop and resell the same.

Section 2.6 **Limited Common Area.** The Limited Common Area of a Lot shall consist of the portion of the Property between the front Lot line and the nearest edge of the paved road surface (as it may exist from time to time) and between the rear Lot line and the nearest shore line to water's edge of any lake contiguous to or within twenty (20) feet of the Lot, within the area bounded by the extension of the side Lot lines, together with any portion of the Property contiguous to a Lot which, as a result of the natural configuration of the Property, is primarily of benefit to such Lot. Any question concerning the boundary of a limited common area shall be determined by the Board of Directors of the Association.

Section 2.7 **Lot.** Each platted lot located within the Property which is designated by the Developer by recorded covenant or deed restriction, for single family residential use.

Section 2.8 **Owner.** The record owner or owners of any Lot.

Section 2.9 **Property or Johns Creek.** The real property described on the attached Exhibit A and such additions and deletions thereto as may be made in accordance with the provisions of Sections 3.2 and 3.3 of this Declaration.

Section 2.10 **PUD.** Planned Unit Development Ordinance Number 98-026, as enacted by the Board of County Commissioners of St. Johns County, Florida, as the same may be amended from time to time.

Section 2.11 **Surface Water or Stormwater Management System.** A system which is designed and constructed or implemented within or adjacent to the Property to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C. or regulations of similar import. For purposes of this Declaration, the entire Surface Water or Stormwater

Management System that is located within the boundaries of the PUD shall be deemed to be a part of the Common Area.

ARTICLE III
PROPERTY SUBJECT TO THIS DECLARATION:
ADDITIONS AND DELETIONS

Section 3.1 **No Implied Extension of Covenants.** Each Owner and each tenant of any improvements constructed on any Lot, by becoming an Owner or tenant, shall be deemed to have agreed that (a) the Property described on Exhibit A and such additional property as may be annexed pursuant to Section 3.2 hereof shall be the only Property subject to this Declaration, (b) that nothing contained in this Declaration or in any recorded or unrecorded plat, map, picture, drawing, brochure or other representation of a scheme of development, shall be construed as subjecting, or requiring the Developer to subject any other property now or hereafter owned by the Developer to this Declaration, and (c) that the only manner in which additional land may be subjected to this Declaration is by the procedure set forth in Section 3.2 hereof.

Section 3.2 **Additional Lands.** Developer may, but shall not be obligated to, subject additional land to this Declaration (or to the assessment provisions of this Declaration) from time to time provided only that (a) any additional land subjected to this Declaration (or its assessment provisions) shall be substantially contiguous to the Property then subject to this Declaration (for purposes of this Section 3.2, property which may be reasonably integrated into the overall development of the Property shall be deemed substantially contiguous), and (b) the Owners of property within additional lands made subject to this Declaration shall be and become subject to this Declaration, and shall be responsible for their pro rata share of common expenses for which assessments may be levied pursuant to the terms of Article VI of this Declaration. Addition of lands to this Declaration shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be added. Developer reserves the right to supplement this Declaration to add land to the scheme of this Declaration (or its assessment provisions) pursuant to the foregoing provisions without the consent or joinder of any Owner or mortgagee of land within the Property.

Section 3.3 **Withdrawal of Lands.** With the consent and joinder of Owners holding a majority of the votes in the Association, the Developer may, but shall have no obligation to, withdraw at any time, or from time to time, portions of the Property from the terms and effect of this Declaration. Upon the Developer's request, the consent and joinder of each and every Owner to such withdrawal shall not be unreasonably withheld. The withdrawal of lands as aforesaid shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be withdrawn.

ARTICLE IV
THE ASSOCIATION

Section 4.1 **Membership.** Each Owner, including the Developer (at all times so long as it owns any part of the Property), shall be a member of the Association, provided that any such person

or entity who holds such interest only as security for the performance of an obligation shall not be a member. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot.

Section 4.2 **Classes and Voting.** The Association shall have two classes of membership:

(a) **Class A Members.** The Class A Members shall be all Owners, with the exception of the Developer, who shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members of the Association. However, the vote for any such Lot shall be exercised as the Owner's thereof shall determine, but in no event shall more than one vote be cast with respect to any Lot.

(b) **Class B Members.** The Class B Member shall be the Developer who shall be entitled to three (3) votes for each Lot owned by the Developer. The Class B Membership shall cease and be converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:

(i) When the total votes outstanding in the Class A Membership equals the total votes outstanding in the Class B Membership;

(ii) December 31, 2010; or

(iii) Such earlier date as the Developer may choose to terminate the Class B Membership upon notice to the Association.

ARTICLE V **COMMON AREA RIGHTS**

Section 5.1 **Conveyance of Common Area.** Developer agrees that all of the Common Area owned by Developer shall be conveyed or assigned to the Association, subject to covenants, easements, restrictions and other matters of record, on or before the date which is ninety (90) days after the Developer shall no longer own any Lot, and the Association shall accept such conveyance or assignment. Upon the recordation of any deed or deeds conveying Common Area to the Association, the Association shall be conclusively deemed to have accepted the conveyance evidenced by such deed or deeds.

Section 5.2 **Owners' Easement of Enjoyment.** Each Owner shall have a right and easement of enjoyment in and to the Common Area for its intended purpose, which shall be appurtenant to, and shall pass with, the title to the land of such Owner, subject to the following:

(a) The right of the owner of the Common Area, with the consent of the Developer (if different from such owner), to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility; provided however, the Common Area may not be mortgaged or conveyed free and clear of the provisions of this Declaration without the approval of members holding two-thirds (2/3) of the total votes that are allocated to the Association's members;

(b) The right of the owner of the Common Area, with the consent of the Developer (if different from such owner), to make all or any part of the Common Area available for

public use, provided that such use shall not unreasonably interfere with the use and enjoyment of such Common Area by the Owners;

(c) All provisions of this Declaration, any plat of all or any parts of the Property, and all applicable governmental restrictions, including the provisions of the PUD;

(d) Reasonable rules and regulations governing use and enjoyment of the Common Area adopted by the Developer or the Association;

(e) The rights of the Developer under Section 5.3 to add to or withdraw land from the Common Area; and

(f) Easements, restrictions, agreements and other matters of record.

The foregoing easement of enjoyment in favor of the Owners shall not be construed to create or imply any other easements or rights not expressly created by this Declaration, it being the intent hereof to limit the Owners' rights of use of specific portions of the Common Area to only the intended purposes of such portions of the Common Area. For example, the creation of each Owner's right to drain such Owner's property into the portions of the Common Area included within the Surface Water or Stormwater Management System, does not create any right of access by any Owner to such portions of the Common Area over any other Owner's property or other privately owned portions of the Property.

Section 5.3 **Right of the Developer to Designate Property as Common Area or to Withdraw Property from the Common Area.** Notwithstanding anything to the contrary contained in this Declaration, the Developer shall have the right, in its sole discretion, to designate land, easements, use rights and personal property owned by the Developer as Common Area, provided only that such land shall be located within the Property or substantially contiguous to the Property (for purposes of this Section 5.3, property which may be reasonably integrated into the overall development of the Property shall be deemed substantially contiguous). For so long as the Developer shall own any Lot, the Developer may, at any time, withdraw, or cause to be withdrawn, land from the Common Area in the Developer's sole discretion. The prior sentence notwithstanding, in the event such withdrawal of Common Area shall materially and adversely affect access, availability of utilities, or drainage to or from any Lot, the Developer shall not have the right to withdraw such Common Area without the consent and joinder of the Owner of the Lot, which is so affected. Addition of land to and withdrawal of land from the Common Area shall be evidenced by recording a Supplementary Declaration in the public records of St. Johns County, Florida, which shall specifically reference such addition or withdrawal. Withdrawal of land from the Common Area by the Developer shall terminate any and all easements and rights of use of the Owners in such land but shall not otherwise withdraw such land from the provisions of this Declaration unless such withdrawal shall comply with the requirements of Section 3.3 hereof. No land owned by the Developer shall be deemed to be Common Area unless such land is expressly referenced as such under Section 2.4 hereof, or subsequently designated as such by the Developer pursuant to Section 2.4 hereof and this Section 5.3, even if the Developer consents or acquiesces to the use of such land by the Owners. In the event any land, easements, use rights, or personal property owned by the Association shall be withdrawn from the Common Area pursuant to this Section 5.3, upon the Developer's written request, the Association shall promptly execute and deliver to the Developer any

and all deeds, bills of sale, assignments or other conveyance documents as may be necessary or appropriate to effectuate the withdrawal of such Common Area.

Section 5.4 Maintenance of Common Area and Compliance with Applicable Permits.

(a) The Association shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Area and any improvements and landscaping (except utilities owned and maintained by public or private utility companies providing water, sewer, electrical, fire protection, cable television, telephone, or similar utilities to the Property, or any portion thereof) situated on the Common Area, if any. The Association shall maintain the Common Area in accordance with all permit requirements and conditions contained in applicable dredge and fill, consumptive use, surface water permits, or any other applicable permits issued by the United States Army Corps of Engineers ("ACOE"), Florida Department of Environmental Protection ("FDEP"), St. Johns River Water Management District ("SJRWMD"), or St. Johns County, Florida, and in accordance with the PUD. Notwithstanding any provision of this Declaration to the contrary, the CDD or the Association shall be responsible for the maintenance, operation and repair of specific portions of the Surface Water or Stormwater Management System, as more particularly set forth in the applicable permits for the construction and operation thereof. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance of other surface water, or stormwater management capabilities as permitted by the SJRWMD. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the SJRWMD.

All maintenance obligations of the Association shall be performed as ordered by the Board of Directors of the Association, and all or any portion of the cost of such maintenance incurred by the Association pursuant to this Section 5.4, shall be a common expense of the Association to be collected and paid in the manner prescribed by this Declaration.

(b) In the event that the CDD shall for any reason fail to maintain any portion of the Surface Water or Stormwater Management System for which it is responsible, or any other portion of the Property or other property or improvements located in the vicinity of the Property, as required by law, the Association shall have the right to perform such maintenance on behalf of the CDD upon not less than fifteen (15) days prior written notice to the CDD. Any and all costs and expenses incurred by the Association in performing such maintenance on behalf of the CDD, shall be recoverable by the Association in accordance with applicable law.

Section 5.5 Easement for Maintenance Purposes. The Developer hereby reserves for itself, the Association, the CDD and their respective agents, employees, contractors, successors and assigns an easement for access in, on, over and upon those portions of the Property as may be reasonably necessary for the purpose of access to and maintenance of the Common Area, including the Surface Water or Stormwater Management System, or other portions of Property to be maintained by Association or the CDD, in accordance with the requirements of this Declaration or as provided by law. The easement reserved hereby shall not be exercised by any party in a manner which unreasonably interferes with the use, occupancy, or enjoyment of any improved portion of the Property. Further, in the event that any portion of the Property shall be damaged or altered in any way as the result of the exercise of the easement rights reserved hereby, such portions of the Property shall be immediately restored to the condition that existed immediately prior to such damage or alteration by the party exercising such rights.

ARTICLE VI
COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 6.1 **Creation of the Lien and Personal Obligation of Assessments.** Each Owner of a Lot other than the Developer hereby covenants, and by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual and special assessments established and levied pursuant to the terms of this Declaration. All such assessments, together with interest thereon from the due date at the highest lawful rate and costs of collection thereof (including reasonable attorneys' fees), shall be a charge and continuing lien upon each Lot against which each such assessment is made, and shall also be the personal obligation of the Owner. No Owner may avoid liability for the assessments by waiver of rights to use, or by non-use of, the Common Areas or by abandonment.

Section 6.2 **Purpose of Assessments.**

(a) The annual assessments levied by the Association against all Owners shall be used for the purposes of operational expenses, management and accounting fees, taxes, insurance, utility charges and other expenses relating to the Common Area, to fund the obligations of the Association set forth in Section 5.4 hereof, to provide common services to the Owners, and for all other purposes reasonably contemplated by this Declaration, the Articles, the Bylaws, or any cost sharing or similar agreement to which the Association is or may become a party. Further, such annual assessments may be levied to fund reasonable reserves for deferred maintenance of, or non-recurring expenses related to, the Common Area, including the Surface Water or Stormwater Management System. To the extent that such maintenance shall not be provided by the CDD, the maintenance responsibilities of the Association payable through assessment of the Owners shall specifically include, but not be limited to, the perpetual maintenance of all or any portion of the Surface Water or Stormwater Management System permitted by the St. Johns River Water Management District Permit No. 4-109-85049-1, as amended from time to time, including all operation, sampling, testing, monitoring and maintenance requirements as specified by said permit. Assessments collected by the Association to fund reserves shall be separately accounted for, it being the requirement of this Declaration that such funds shall be used exclusively for deferred maintenance of, or non-recurring expenses related to, the Common Area.

(b) The Board of Directors may levy special assessments for any purpose relating to permissible or required activities of the Association pursuant to this Declaration, the Articles, or any cost sharing or similar agreement to which the Association is or may become a party. Special assessments shall be allocated among the Owners as provided in Section 6.3 hereof.

Section 6.3 **Calculation and Collection of Assessments.** Annual assessments shall be established by the Board of Directors based upon an annual budget. Each Owner's pro rata share of the total annual assessment or any special assessment shall be based upon the following calculations:

(a) Owners of Lots shall pay a pro rata share of annual and special assessments which shall be allocated among the Owners as provided in subparagraph (b) of this Section 6.3. Except as hereafter provided, the annual assessment amount allocated to each Lot is hereby established to be, and shall not exceed Six Hundred and No/100 Dollars (\$600.00) per Lot. From and after December 31, 2004, such amount may be decreased, or increased by an amount not to exceed ten percent (10%) of the prior annual assessment amount per Lot, such annual increases to be cumulative and self-operative. Further, by a vote of not less than three-fifths of the members of the Board of Directors, the foregoing assessment amount per Lot may be increased above the ten percent (10%) limitation set forth in this Section 6.3.

(b) All annual and special assessments shall be established at a uniform rate per Lot.

(c) The assessment obligations of each Owner other than the Developer shall commence upon the recordation of this Declaration in the current public records of St. Johns County, Florida. Annual assessments shall be collectable in advance on a periodic basis established by the Board of Directors from time to time, which periodic basis shall not be less frequent than annually. Special assessments shall be collectable in advance in the manner established by the Board of Directors at the time such special assessments are authorized.

Section 6.4 Area Assessments. The Board of Directors may establish and levy annual and special assessments to fund specific services authorized by the Board from time to time, including without limitation the cost of security services, which shall benefit only specific portions of the Property (the "Area Assessments"). The Area Assessments shall be levied against only those portions of the Property that receive the benefit of such services and shall be allocated among only the Owners of those Lots located within such portions of the Property, based upon the allocation established by Section 6.3 hereof. The boundaries of the portions of the Property that are deemed to receive the benefit of the Area Assessments authorized by this Section 6.4 shall be determined by the Board in its sole discretion.

Section 6.5 Effect of Non-Payment of Assessment: Lien, Personal Obligation, and Remedies of Association. The lien of the Association shall be effective from and after recording in the public records of St. Johns County, Florida, a claim of lien stating the description of the Lot encumbered thereby, the name of the Owner, the amount, and the due date. Such claim of lien shall include assessments that are due and payable when the claim of lien is recorded as well as assessments that may accrue thereafter, plus interest, costs, attorneys' fees, advances to pay taxes and prior encumbrances and interest thereon, all as above provided. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record, and the affected Owner shall pay the cost of such satisfaction. If the assessment is not paid within fifteen (15) days after the due date, the assessment shall bear interest from the due date at the highest lawful rate, and the Association may at any time thereafter bring an action to enforce the lien authorized hereby by appropriate foreclosure proceedings and/or a suit on the personal obligation against the Owner. There shall be added to the amount of such delinquent assessment, the costs of collection incurred by the Association, which shall specifically include without limitation, reasonable attorneys' fees for trial and appeal. Upon receipt of a written request therefor from any Owner, the Association shall provide such Owner with a written statement of all assessments and other charges due or to become

due from such Owner to the Association, which shall be binding on the Association through the date indicated on the Association's written statement.

Section 6.6 **Subordination of Lien to Mortgages.** The lien of the assessments provided for by this Declaration shall be subordinate to the lien of any bona fide mortgage which is perfected by recording prior to the recording of the claim of lien for any such unpaid assessments. Such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of the Lot by deed in lieu of foreclosure, pursuant to a decree of foreclosure, or pursuant to any other proceeding in lieu of foreclosure of such mortgage. The total amount of assessment which remains unpaid as a result of a mortgagee obtaining title to the Lot shall be added to the Association's total budget and shall be paid by all Owners including the mortgagee on a pro rata basis. No such sale or other transfer shall relieve any Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessments. A written statement of the Association that its lien is subordinate to a mortgage shall be dispositive of any question of subordination.

Section 6.7 **Developer's Assessments.** Notwithstanding any provision of this Declaration to the contrary, during the Development Period (as defined below) the Lots and other portions of the Property owned by the Developer shall not be subject to any annual or special assessments levied by the Association or to any lien for such assessments. During the Development Period, the Developer shall pay the balance of the actual operating expenses of the Association (excluding costs of major repairs, deferred maintenance, replacements and reserves) remaining after the levying of and payment of assessments due from Owners other than the Developer pursuant to assessments levied by the Board of Directors pursuant to this Declaration. The Developer shall be obligated to fund such balance only as the expenses are actually incurred by the Association during the Development Period. The Development Period shall begin upon the conveyance of the first Lot in the Property to an Owner other than the Developer and shall continue until (i) the Developer shall notify the Association that it will no longer pay for operating deficits of the Association; or (ii) the Class B Membership shall cease and be converted to Class A Membership. Upon termination of the Developer's agreement to pay operating deficits, the Developer shall become obligated to pay assessments on Lots owned by it within the Property on the same basis as other Owners. In no event shall the Developer be obligated to pay for operating deficits of the Association after the Developer no longer owns any Lots within the Property.

ARTICLE VII

EXTERIOR MAINTENANCE ASSESSMENT

Section 7.1 **Exterior Maintenance.** The Association may provide maintenance upon any Lot or Limited Common Area requiring same, when necessary in the opinion of the Association's Board of Directors to preserve the beauty, quality, or value of any or all portions of the Property. Such maintenance shall include but not be limited to painting, roof repair and replacement, repair of gutters, downspouts, and exterior building surfaces, and yard clean-up and yard maintenance. Each affected Owner shall have five (5) days within which to perform the required maintenance after being notified in writing by the Association that such maintenance is necessary before the Association undertakes the maintenance.

Section 7.2 **Assessments of Costs.** The cost of any maintenance undertaken by the Association under the provisions of Section 7.1 shall be assessed against each Lot upon which such maintenance is performed or, in opinion of the Board, benefiting from same. Exterior maintenance assessments shall not be considered a part of the annual or special assessments imposed upon the Property pursuant to Article VI of this Declaration. Any exterior maintenance assessment shall be a lien upon each Lot assessed and the personal obligation of the Owner of each such Lot and shall become due and payable in all respects, together with interest, attorneys fees, and costs of collection, as provided for in Section 6.3, and shall be subordinate to mortgage liens to the extent provided by Section 6.6.

Section 7.3 **Access.** For the purpose of performing the maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after the notice to the Owner provided under Section 7.1, to enter upon any Lot at reasonable hours on any day except Sunday. In the case of emergency repairs, access will be permitted at any time with only such notice as under the circumstances is practically affordable.

ARTICLE VIII **UTILITY PROVISIONS**

Section 8.1 **Water System.** The central water supply system provided for the service of the Property shall be used as sole source of potable water for all water spigots and outlets located within or on all buildings and improvements located within the Property. Each Owner shall pay water meter charges of the supplier thereof and shall maintain and repair all portions of the water lines which are located within, or which serve, the portions of the Property owned by such Owners.

Section 8.2 **Sewage System.** The central sewage system provided for the service of the Property shall be used as the sole sewage system for all buildings and improvements located within the Property. Each Owner shall maintain and repair all portions of the sewer lines located within, or which serve, the portions of the Property owned by such Owner, and shall pay when due the periodic charges or rates for the furnishing of such sewage collection and disposal services made by the operator thereof. No sewage shall be discharged onto the open ground or into any wetland, lake, pond, park, ravine, drainage ditch or canal or roadway and no septic tank or drain field shall be placed or allowed within the Property without the Developer's prior written consent which may be given or withheld in the Developer's sole discretion.

Section 8.3 **Solid Waste Recycling.** Each Owner shall participate in any available solid waste recycling program instituted by the Developer, St. Johns County, Florida, or the solid waste collection provider. Solid waste collection receptacle pads constructed within the Property shall be designed so as to include space for recycling bins compatible with the applicable recycling program collection equipment.

Section 8.4 **Utility Services.** It shall be the responsibility of each Owner to make direct arrangements with the suppliers of electricity, water, sewer, and any other utility services for service to the portions of the Property owned by such Owner.

Section 8.5 **Irrigation Systems.** An underground irrigation system shall be installed on all Lots in accordance with applicable residential criteria promulgated by the Developer. Such

irrigation systems shall be installed in accordance with the reclaimed water policies of the Jacksonville Electric Authority ("JEA"), or any similar public utility providing services to the Property as applicable. All such irrigation systems shall be operated and maintained in accordance with the rules and regulations of such utility provider, as well as any other governmental agencies having jurisdiction over such systems or the use of reclaimed water within the Property. The Association shall comply with all rules and regulations promulgated by the Florida Department of Environmental Protection pertaining to the use of reclaimed water, including without limitation, those rules and regulations requiring the posting of signs and regulating the use of reclaimed water in public areas and on roadways.

Section 8.6 Cable Television and High Speed Internet Services.

8.6.1 For the term of the Broadband Installation and Services Agreement between the Developer and Lifestream Technologies, LLC, a Florida limited liability company dated July 2, 2003, neither the Association nor any other homeowner association formed to administer covenants affecting residential dwelling units within the Property or any portion thereof shall grant any exclusive rights to service any portion of the Property for cable television or high speed Internet services (the "Services") or enter into any agreement to supply the Services to the Property on a bulk-billing or bulk-service basis to any party other than Lifestream Technologies, LLC, its successors or assigns (the "Provider").

8.6.2 For the term of this Declaration, the Provider shall be entitled to display marketing materials for the Services located upon the Property in any residential sales office located upon the Property (with locations and format to be determined by the owner or operator of such residential sales office).

8.6.3 Notwithstanding the foregoing, the restrictions contained in this Section 8.6 shall terminate coincident with termination of any agreement between the Provider and the Developer providing for preferred provider rights as to the supply of the Services to the Provider within the Property.

ARTICLE IX
USE RESTRICTIONS AND RIGHTS AND EASEMENTS
RESERVED BY DEVELOPER

Section 9.1 **Residential Use.** The Lots subject to this Declaration may be used for residential dwellings and associated uses, and for such other purposes as may be permitted under this Section 9.1. Such Lots may be used for model homes during the development and sale of Lots within the Property or Johns Creek generally, and commercial uses shall be limited to those uses that are (i) permissible under the PUD; and (ii) expressly authorized in writing by the Developer, in its sole discretion. No Lot shall be divided, subdivided or reduced in size without the prior written consent of the Developer. Assessments for common expenses attributable to any Lot which may be subdivided pursuant to this Section 9.1 shall be reallocated by the Developer, in its sole discretion, at the time written consent for such subdivision is given by the Developer.

Section 9.2 **Lot Coverage, Living Area, and Height.** The maximum ground area to be occupied by residential buildings and structures to be constructed upon the Lots and the minimum

square footage of heated and air conditioned space within single family residences to be constructed thereon shall be as stated in the architectural criteria adopted by the Developer or the Association as applicable, pursuant to the terms of this Declaration. Residential buildings and structures on Lots 202 through 214, 152, 153, 175, 176, and 177 as shown on the plat of Johns Creek, recorded in Map Book ___, pages ___ through ___ of the public records of St. Johns County, Florida, shall be restricted to one story in height.

Section 9.3 **No Detached Buildings.** No garages, tool or storage sheds, tents, trailers, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the prior written consent of the Developer, which consent may be withheld in the Developer's sole discretion.

Section 9.4 **Setbacks.** The building setbacks applicable to the Lots and the method of measurement thereof shall be as stated in the architectural criteria adopted by the Developer or the Association, as applicable, pursuant to the terms of this Declaration.

Section 9.5 **Landscaping.** Landscaping shall be installed on each Lot as stated hereafter, in accordance with all applicable architectural criteria.

9.5.1 A detailed landscaping plan for each Lot and Limited Common Area appurtenant thereto must be submitted to and approved by the Developer at the time of initial construction of a residence on such Lot. All such landscape plans shall be evaluated in accordance with this Declaration and applicable architectural criteria. The Developer reserves the right to approve standardized landscape plans submitted by builders selected by the Developer to be featured builders of Johns Creek, which may thereafter be implemented without further review by the Developer on a lot-by-lot basis.

9.5.2 Subsequent to approval by the Developer of landscaping plans submitted pursuant to Section 9.5.1 above, the Owner shall be obligated to complete the landscaping of his Lot and Limited Common Area in accordance with such plans and Section 9.5.1 above, within fifteen (15) days following the issuance of a Certificate of Occupancy for the residence constructed on the Lot by the Building Department of St. Johns County, Florida, or other governmental authority having jurisdiction. In the event the landscaping is not completed as provided herein, the Developer shall have the right to enter the Lot and complete said landscaping in accordance with the approved plans, in the same manner as exterior maintenance may be performed by the Association pursuant to Article VII of this Declaration. The Developer shall be entitled to a lien against the Lot in an amount equal to one hundred ten percent (110%) of the cost to complete landscaping on such Lot and Limited Common Area, which sum may be collected in the same manner as assessments are collected pursuant to Article VI of this Declaration.

Section 9.6 **Motor Vehicles and Boats.** No boats, recreation vehicles, or other motor vehicles, except four wheel passenger automobiles, shall be placed, parked, or stored upon any Lot, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Lot, except within a building, or otherwise screened, so as to be totally isolated from public view. Commercial vehicles shall not be parked within the Property within public view on a regular basis. Construction trailers may be parked only with the prior written consent of the Developer and in an area designated by the Developer.

Section 9.7 **Nuisances.** Nothing shall be done or maintained on any Lot that may be or become an annoyance or nuisance to any party. Any activity on a Lot that interferes with television, cable, or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. If a dispute or question arises as to what may be or become a nuisance, the issue shall be submitted to the Association's Board of Directors, whose decision shall be dispositive of such dispute or question. No immoral, improper, or unlawful use shall be made of any portion of the Property and all valid laws, zoning ordinances and regulations of governmental agencies having jurisdiction thereof shall be complied with.

Section 9.8 **Antenna.** The installation of all aerials, antennae, or satellite dishes shall be subject to the approval of the Developer in accordance with architectural criteria imposed by the Developer or the Association from time to time.

Section 9.9 **Lakes.** Only the Developer, the Association, and the CDD shall have the right to pump or otherwise remove any water from any lake adjacent to or near to the Subdivision for the purpose of irrigation or other use, or to place any refuse in such lake or lakes. The Developer, the Association, and the CDD shall have the sole and absolute right (but no obligation) to control the water level of such lake or lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in or on any such lake. No gas or diesel driven boat shall be permitted to be operated on any lake. Lots that now or may hereafter be adjacent to or include a portion of a lake (the "lake parcels") shall be maintained to the water's edge so that such grass, planting, or other lateral support to prevent erosion of the embankment adjacent to the lake and the height, grade, and contour of the embankment to the water's edge shall not be changed without the prior written consent of the Association. Further, all shoreline vegetation, including cattails and the like, shall be maintained and controlled by the Owner of any lake parcel pursuant to the requirements of Section 9.16 hereof. If the Owner of any lake parcel fails to maintain the embankment or shoreline vegetation to the water's edge as part of its landscape maintenance obligations in accordance with the foregoing, the Association shall have the right, but no obligation, to enter upon any such lake parcel to perform such maintenance work which may be reasonably required, all at the expense of the Owner of such lake parcel pursuant to the provisions of Article VII of this Declaration. Title to any lake parcel shall not include ownership of any riparian rights associated therewith. No docks, bulkheads, or other structures shall be constructed on such embankments unless and until same shall have been approved by the Developer. The Association shall have the right to adopt reasonable rules and regulations from time to time in connection with use of the surface waters of any lake adjacent to or nearby the Subdivision. The Association shall have the right to deny such use to any person who in the opinion of the Association may create or participate in the disturbance or nuisance on any part of the surface waters of any such lake. The use of the surface waters of any such lake shall be subject to rights granted to other persons pursuant to the rules and regulations of the Association.

Section 9.10 **Casualty Damages.** In the event of damage or destruction by fire or other casualty to the improvements located on any Lot, the Owner shall commence reconstruction of the improvements within six (6) months from date of casualty and shall repair or rebuild such damaged or destroyed improvements in a good workmanlike manner, within a reasonable time not to exceed one year and in accordance with the provisions of this Declaration. The improvements shall be reconstructed in accordance with the original plans and specifications for the original improvements or new plans and specifications approved by the Developer in accordance with the requirements of

this Declaration. All debris must be removed immediately and the Lot shall be restored to an orderly condition within a reasonable time not to exceed sixty (60) days from the date of such damage or destruction.

Section 9.11 **Trees**. No tree or shrub, the trunk of which exceeds twelve (12) inches in diameter three (3) feet above the ground, shall be cut down, destroyed, or removed from a Lot without the prior express written consent of the Developer. Further, no tree of any description that is required to remain on any Lot pursuant to applicable architectural criteria or by any landscape plan approval pursuant to the this Declaration, shall be removed without the Developer's prior written consent.

Section 9.12 **Artificial Vegetation**. No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the Developer.

Section 9.13 **Signs**. No sign of any kind shall be displayed to the public view on any Lot except as may be approved as to size and design and in accordance with criteria established by the Developer.

Section 9.14 **Lighting**. No lighting shall be permitted that alters the residential character of the Subdivision.

Section 9.15 **Animals**. Dogs shall be kept under control by each Owner at all times and leashed when outside the boundaries of the Owner's Lot. Animals shall be kept for the pleasure of Owners only and not for any commercial or breeding use or purposes. If, in the discretion of the Board, any animal shall become dangerous or an annoyance or nuisance to other Owners, or destructive of wildlife or property, such animal may not thereafter be kept on a Lot. Further, in the event any group of animals shall collectively become dangerous or an annoyance or nuisance to other Owners, or destructive to wildlife or property, the Board shall have the right to require the applicable Owner to reduce the number of animals kept on the Lot, or to take such other remedial action as the Board shall specify.

Section 9.16 **Maintenance of Lots and Limited Common Areas**. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Lot or Limited Common Area, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere within the Property. All Lots and all portions of the Property and any improvements placed thereon, shall at all times be maintained in a neat and attractive condition and landscaping shall be maintained in a neat, attractive and orderly manner, including maintenance of grass, plants, plant beds, trees, turf, proper irrigation and lake edge maintenance, all in a manner with such frequency as is consistent with good property management. In order to implement effective control, the Association, its agents and assigns, shall have the right to enter upon any Lot for the purpose of mowing, pruning, removing, clearing, or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Board distracts from the overall beauty and safety of the property in accordance with the provisions of Article VII hereof. During construction of the dwelling or other improvements, the Owner will be required to maintain his Lot in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any Lot.

Section 9.17 **Fences**. Except as approved by the Developer and as permitted by the architectural criteria, no fence, wall or other barrier shall be constructed upon any Lot or any other portion of the Property.

Section 9.18 **Maintenance of Driveways**. Each Lot Owner shall be responsible for maintenance of the driveway serving his Lot.

Section 9.19 **Common PUD**. Due to the integrated nature of the Property and the lands described in the PUD, no Owner, or any other person or entity, shall construct any improvements upon the Property, nor take any action, which in the sole opinion of the Developer, would result in a modification of the terms and provisions of the PUD, as the same may be amended from time to time, without the prior written consent of the Developer.

Section 9.20 **Compliance with Laws**. All Owners and other occupants of the Property shall at all times comply with the terms of the PUD, and all environmental, land use, marketing and consumer protection ordinances, statutes, and regulations applicable to the Property or to any improvements constructed thereon, as well as all governmental rules, regulations, statutes and ordinances applicable to each Owner in connection with operation of improvements located within the Property.

Section 9.21 **Platting and Additional Restrictions**. The Developer shall be entitled at any time, and from time to time, to plat or replat all or any part of the Property, and to file any covenants and restrictions, or amendments to this Declaration, with respect to any portion or portions of the Property owned by the Developer, without the consent or joinder of any other party.

Section 9.22 **Reservation of Right to Release Restrictions**. If a building or other improvement has been or is proposed to be erected within the Property in such a manner as to constitute a violation of, variance from, or encroachment into, the covenants and restrictions set forth in, or easements granted or reserved by, this Declaration, the Developer shall have the right to waive or release the violation, variance, or encroachment without the consent or joinder of any person.

Section 9.23 **Easements for Ingress, Egress, Utilities and Drainage**. The Developer reserves for itself, its successors, assigns, and designees, a right-of-way and perpetual, nonexclusive easement for ingress and egress and to erect, maintain, and use utilities, electric, telephone, and street lighting poles, wires, cables, conduits, storm sewers, sanitary sewers, water mains, gas, sewer, water lines, drainage ways, and structures, or other public conveniences or utilities, on, in and over, (i) any portion of the Common Area; and (ii) any area designated as an easement, private street, or right-of-way area on any plat of all or any portion of the Property.

Section 9.24 **Drainage Flow**. Drainage flow shall not be obstructed or diverted from drainage easements. The Developer, the Association, or the CDD may, but shall not be required to, cut drainways for surface water wherever and whenever such action may appear to be necessary to maintain reasonable aesthetic standards within the Property and surrounding properties. These reserved rights include the right to cut trees, bushes, or shrubbery, to grade or regrade any portion of the Property, or to take any other action reasonably necessary to install utilities and to maintain reasonable aesthetic standards, but shall not include the right to disturb any permanent improvements

erected upon a Lot that are not located within the specific easement area designated on the plat or otherwise reserved in this Declaration. Notwithstanding any provision of this Section 9.24 to the contrary, neither the Developer nor the Association shall take any action that shall alter the Surface Water or Stormwater Management System beyond maintenance in its original condition without the prior written approval of the SJRWMD.

Section 9.25 **Future Easements.** Developer reserves the right to impose further restrictions and to grant or dedicate additional easements and rights of way on any portions of the Property owned by Developer. In addition, Developer hereby expressly reserves the right to grant easements and rights-of-way over, under, and through the Common Area so long as Developer shall own any portion of the Property. The easements granted by Developer shall not materially or adversely affect any improvements or unreasonably interfere with the enjoyment of the Common Area.

Section 9.26 **Additional Easements.** The Developer reserves for itself, and its successors and assigns, a perpetual, exclusive easement for the installation, maintenance and operation of cables for the transmission of cable television, radio, or other electronic communications of any form, for propane or natural gas pipes, mains, and related equipment, or for any improvements used in connection with providing cellular telephone service on, in, and over (i) any area designated as an easement, private street, or right of way on any plat of all or any portion of the Property, and (ii) any portion of the Common Area. All cables located within the Property shall be installed and maintained underground. For purposes of this Section 9.26, the term "cables" shall include without limitation, all wire, coaxial, fiber optic, or other cable types intended for the transmission of electronic communications.

Section 9.27 **Rules and Regulations.** The Association, acting through its Board, shall have the right to adopt and amend reasonable rules and regulations pertaining to the use and occupancy of all portions of the Property, which shall be consistent with the provisions of this Declaration. Without limiting the foregoing, the Association shall have the right to adopt specific rules and regulations pertaining to the installation and maintenance of all landscaping and natural areas that shall promote and protect aesthetic and environmental values within and in the vicinity of the Property.

ARTICLE X **ARCHITECTURAL CONTROL**

Section 10.1 **Architectural Review and Approval.** No landscaping, improvement, or structure of any kind, including without limitation, any building, fence, wall, screen enclosure, sewer, drain, disposal system, landscape device or object, driveway or other improvement shall be commenced, erected, placed, or maintained upon any Lot, or upon the Common Area, nor shall any addition, change, or alteration therein or thereof be made, unless and until the plans, specifications, and location of the same have been submitted to, and approved in writing by, the Developer or the Developer's designee. All plans and specifications shall be evaluated as to the harmony of external design and location in relation to surrounding structures, topography, existing trees, and other natural vegetation and as to specific conformance with architectural criteria that may be imposed from time to time by the Developer. It shall be the burden of each Owner to supply two (2) sets of completed plans and specifications to the Developer and no plan or specification shall be deemed approved

unless a written approval is granted by the Developer to the Owner submitting same. The Developer shall approve or disapprove plans and specifications properly submitted within thirty (30) days of each submission. Any change or modification to an approved plan shall not be deemed approved unless a written approval is granted by the Developer to the Owner submitting same. The Developer reserves the right to approve standardized plans and specifications submitted by builders selected by the Developer to be featured builders within Johns Creek, which may thereafter be constructed without further review by the Developer on a lot-by-lot basis.

Section 10.2 **Review Procedures.** The Developer shall have the following rights with respect to architectural review and approval conducted in accordance with this Article X:

(a) To promulgate, amend, eliminate, or replace architectural criteria applicable to architectural review to be conducted by the Developer that shall be applicable to all or any portions of Johns Creek. Any architectural criteria or amendment thereto shall be consistent with the provisions of this Declaration. The architectural criteria and any amendment thereto shall be made available for review by any member of the Association upon request. It shall not be necessary for the architectural criteria, or any amendment thereto, to be recorded.

(b) To require submission of two (2) complete sets of all plans and specifications for any improvement or structure of any kind requiring review and approval pursuant to this Article X. The Developer may also require submission of samples of building materials proposed for use on any Lot, and may require tree surveys to show the effect of the proposed improvements on existing tree cover, and such additional information as reasonably may be necessary for the Developer to completely evaluate the proposed structure or improvement in accordance with this Declaration and applicable architectural criteria.

(c) To approve or disapprove in accordance with the provisions of this Article X, any improvements or structures of any kind, or any change or modification thereto, the construction, erection, performance or placement of which is proposed upon any Lot, and to approve or disapprove any exterior additions, changes, modifications or alterations therein or thereon.

(d) To adopt a schedule of reasonable fees for processing requests for architectural approval of proposed improvements. Such fees, if any, shall be payable to the Association, in cash, at the time that plans and specifications are submitted to the Developer.

(e) To require each Owner to deposit a reasonable sum (the "Construction Deposit") with the Association to secure such Owner's compliance with the terms of this Declaration and all plans and specifications approved in accordance with this Article X.

Section 10.3 **Variance.** The Developer may authorize variances from compliance with any architectural provisions of this Declaration or applicable architectural criteria when circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations require same. Such a variance must be evidenced by a document signed by an authorized representative of the Developer and no such variance shall be deemed approved or otherwise implied unless and until such written evidence shall have been delivered to the applicable Owner. If such a variance is granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matters for which the variance is

granted. The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and particular provisions of this Declaration or applicable architectural criteria covered by the variance, nor shall it effect in any way an Owner's obligation to comply with all governmental laws and regulations, including but not limited to, zoning ordinances and setback lines or requirements imposed by any governmental or municipal authority.

Section 10.4 **Assignment**. The Developer reserves the right to assign, in whole or in part and in its sole discretion, any of the rights reserved under this Article X to the Association or any other party, who upon such assignment shall automatically assume all of the Developer's obligations under this Article X with respect to the rights so assigned. Upon any such assignment to the Association, the Association shall be authorized to form an Architectural Control Committee ("ACC"), who shall serve at the pleasure of the Association's Board of Directors. The ACC shall thereafter be authorized to exercise all rights of architectural control authorized by this Article X as shall be assigned by the Developer to the Association.

Section 10.5 **Limited Liability**. In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from the Developer as contemplated by this Article X, the Developer, the ACC and the Association shall not be liable to any Owner or to any other person on account of any claim, liability, damage, or expense suffered or incurred by or threatened against an Owner or such other person and arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, permissions, consents, or required approvals, whether given, granted, or withheld by the Developer, the ACC or the Association.

ARTICLE XI

NOTICE OF PERMIT REQUIREMENTS

Section 11.1 **Jurisdictional Areas and Permits**. THE PROPERTY HAS BEEN OR WILL BE DEVELOPED IN ACCORDANCE WITH REQUIREMENTS OF PERMIT NUMBER 199-00-4676 (IP-MRE), ISSUED BY THE ACOE AND PERMIT NUMBER 4-109-85049-1, ISSUED BY THE SJRWMD (THE "PERMITS"), AS SUCH PERMITS MAY BE AMENDED FROM TIME TO TIME. THE PERMITS ARE OR WILL BE OWNED BY THE CDD AND/OR THE ASSOCIATION AND THE CDD AND THE ASSOCIATION HAVE THE OBLIGATION TO ASSURE THAT ALL TERMS AND CONDITIONS THEREOF ARE ENFORCED. THE CDD AND THE ASSOCIATION SHALL HAVE THE RIGHT TO BRING AN ACTION, AT LAW OR IN EQUITY, AGAINST ANY OWNER VIOLATING ANY PROVISION OF THE PERMITS.

FURTHER, ANY OWNER OWNING A LOT WHICH CONTAINS OR IS ADJACENT TO JURISDICTIONAL WETLANDS OR CONSERVATION AREAS AS ESTABLISHED BY THE ACOE OR SJRWMD OR BY ANY APPLICABLE CONSERVATION EASEMENT SHALL BY ACCEPTANCE OF TITLE TO THE LOT, BE DEEMED TO HAVE ASSUMED THE OBLIGATION TO COMPLY WITH THE REQUIREMENTS OF THE PERMITS AS THE SAME RELATE TO SUCH OWNER'S LOT AND SHALL AGREE TO MAINTAIN SUCH JURISDICTIONAL WETLANDS AND CONSERVATION AREAS IN THE CONDITION REQUIRED UNDER THE PERMITS. IN THE EVENT THAT AN OWNER VIOLATES THE TERMS AND CONDITIONS OF THE PERMITS AND FOR ANY REASON THE DEVELOPER, THE CDD OR THE ASSOCIATION IS CITED THEREFORE, THE OWNER AGREES TO

INDEMNIFY AND HOLD THE DEVELOPER, THE CDD AND THE ASSOCIATION HARMLESS FROM ALL COSTS ARISING IN CONNECTION THEREWITH, INCLUDING WITHOUT LIMITATION ALL COST AND ATTORNEYS' FEES, AS WELL AS ALL COSTS OF CURING SUCH VIOLATION. NO PERSON SHALL ALTER THE DRAINAGE FLOW OF THE SURFACE WATER OR STORMWATER MANAGEMENT SYSTEM OR ANY PORTION OF THE JURISDICTIONAL WETLANDS OR CONSERVATION AREAS, INCLUDING WITHOUT LIMITATION, ANY BUFFER AREAS, SWALES, TREATMENT BERMS OR SWALES, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SJRWMD OR ACOE, AS APPLICABLE.

ARTICLE XII

GENERAL PROVISIONS

Section 12.1 **Ground Leased Land.** Where all or any part of a Lot has been leased by the Owner of the fee simple title to the site under a ground lease having an original term of not less than ten years, then so long as such ground lease shall remain in effect, all references in these covenants to "Owner" shall be deemed to refer to the lessee under the ground lease, and any lien arising under the provisions of Article VI hereof shall attach only to the interest in the Lot of the lessee under the ground lease. The Association's reasonable identification of any party deemed to be an "Owner" pursuant to this Section 12.1 shall be dispositive.

Section 12.2 **Developer's Reserved Rights Re: Easements.** Notwithstanding any provision of this Declaration to the contrary, the Developer shall have the right to specifically define or amend the boundaries or extent of any easement, license, or use right reserved or granted pursuant to the terms hereof. At any time, the Developer shall have the right to execute and record an instrument which shall specifically define or amend the boundary and extent of any such easement, license or use right, or the Developer may specifically define or amend such boundaries by the designation thereof on one or more recorded plats of portions of the Property. The Developer's determination of the boundary and extent of any easement, license or use right reserved or granted pursuant to this Declaration in accordance with this Section 12.2, shall be dispositive for all purposes; provided nothing contained in this Section 12.2 shall authorize the Developer to take any action that would have a material and adverse effect on any improved portion of the Property.

Section 12.3 Remedies for Violations.

12.3.1 If any Owner or other person shall violate or attempt to violate any of the covenants or restrictions herein set forth, it shall be lawful for the Association, the Developer or any Owner (i) to prosecute proceedings at law for the recovery of damages against those so violating or attempting to violate any such covenant; or (ii) to maintain any proceeding against those so violating or attempting to violate any such covenant for the purpose of preventing or enjoining all or any such violations, including mandatory injunctions requiring compliance with the provisions of this Declaration. The ACOE and the SJRWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System and/or jurisdictional wetlands or conservation areas subject to the control of the ACOE or SJRWMD. In the event litigation shall be brought by any party to enforce any provisions of this Declaration, the prevailing party in such proceedings shall be entitled to recover from the non-prevailing party or parties, reasonable attorneys

fees for pre-trial preparation, trial, and appellate proceedings. The remedies in this section shall be construed as cumulative of all other remedies now or hereafter provided or made available elsewhere in this Declaration, or by law.

Section 12.3.2 Fines. In addition to all other remedies, and to the maximum extent allowed by law, the Association may impose a fine or fines against an Owner for failure of an Owner or his guests or invitees to comply with any covenant, restriction, rule or regulation enforceable by the Association, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner of the alleged infraction or infractions. Included in the notice shall be the date and time of a special meeting of the Enforcement Committee (as defined below) at which time the Owner shall present reasons why a fine should not be imposed. At least fourteen (14) days' prior notice of such meeting shall be given.

(b) Enforcement Committee: The Board of Directors shall appoint an Enforcement Committee to perform the functions given it under this Section. The Enforcement Committee shall consist of at least three (3) Members who are not officers, directors or employees of the Association or the spouse, parent, child, brother or sister of such an officer, director or employee. The Enforcement Committee may impose fines only upon a majority vote thereof.

(c) Hearing: The alleged non-compliance shall be presented to the Enforcement Committee at a meeting at which it shall hear reasons why a fine should not be imposed. A written decision of the Enforcement Committee shall be submitted to the Owner by not later than twenty-one (21) days after the meeting.

(d) Amounts: The Enforcement Committee (if its findings are made against the Owner) may impose special assessments in the form of fines against the Lot owned by the Owner. A fine not to exceed the maximum amount allowed by law may be imposed for each violation. A fine may be imposed on the basis of each day of a continuing violation with a single notice and opportunity for hearing, however, no such fine shall exceed the maximum aggregate amount allowed by law for a continuing violation.

(e) Payment of Fines: Fines shall be paid not later than fourteen (14) days after notice of the imposition or assessment of the penalties.

(f) Collection of Fines: Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth elsewhere in this Declaration.

(g) Application of Proceeds: All monies received from fines shall be allocated as directed by the Board of Directors.

(h) Non-exclusive Remedy: The imposition of fines authorized by this Section shall not be construed to be an exclusive remedy, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any fine paid by an offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

Section 12.4 **Severability.** Invalidation of any of the provisions of this Declaration by judgment or court order shall not affect or modify any of the other provisions, which shall remain in full force and effect.

Section 12.5 **Additional Restrictions.** No Owner, without the prior written consent of the Developer, may impose any additional covenants or restrictions on any part of the Property, but the Developer may include in any contract or deed hereafter made and covering all or any part of the Property, any additional covenants or restrictions applicable to the Property so covered which are not inconsistent with and which do not lower standards established by this Declaration.

Section 12.6 **Titles.** The addition of titles to the various sections of this Declaration are for convenience and identification only and the use of such titles shall not be construed to limit, enlarge, change, or otherwise modify any of the provisions hereof, each and all of which shall be construed as if not entitled.

Section 12.7 **Termination or Amendment.** The covenants, restrictions, easements, and other matters set forth herein shall run with the title to the Property and be binding upon each Owner, the Developer, the Association and their respective successors and assigns for a period of fifty (50) years, and shall be automatically renewed for successive ten (10) year periods unless terminated as herein provided. The Owners holding two-thirds (2/3) or more of the total votes of the Association may alter, amend, or terminate these covenants provided, however, that so long as the Developer owns any land within the Property, no such termination or amendment shall be effective without the written consent and joinder of the Developer. Further, until such time as the Developer shall not own any lands subject to this Declaration, the Developer shall have the unilateral right to amend this Declaration without the consent or joinder of any other party in any manner that is not materially inconsistent with the common scheme for the development of the Property evidenced by this Declaration. Any amendment to this Declaration that alters any provision relating to the Surface Water or Stormwater Management System, beyond maintenance in its original condition, including the water management portion of the Common Areas, must have the prior written approval of the SJRWMD. Any amendment to this Declaration that amends the responsibilities or obligations of the parties with respect to the ACOE Permit must have prior written approval of the ACOE. Any amendment to this Declaration shall be executed by the Association and Developer, as applicable, and shall be recorded in the current public records of St. Johns County, Florida.

Section 12.8 **Assignment of Permit Responsibilities and Indemnification.** In connection with the platting and development of the Property, the Developer has or may incur certain obligations in connection with the ACOE Permit. The Developer may assign any or all of said obligations to the Association and, upon such assignment, the Association shall be solely responsible for all of the Developer's obligations and responsibilities for compliance with the ACOE Permit that are so assigned. The Association shall indemnify, defend, and hold the Developer harmless from all suits, enforcement actions, damages, liability, and expenses in connection with any violation of the ACOE Permit occasioned wholly or in part by any act or omission of the Association or its agents, contractors, employees, servants, or licensees.

Section 12.9 **Conflict or Ambiguity in Documents.** To the extent of any conflict, ambiguity, or inconsistency between this Declaration, the Articles, or the Bylaws, the terms of this Declaration shall control both the Articles and Bylaws.

Section 12.10 **Usage.** Whenever used, the singular shall include the plural and the singular, and the use of any gender shall include all genders.

Section 12.11 **Effective Date.** This Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida.

Section 12.12 **Disclaimers as to Water Bodies.** NEITHER THE DEVELOPER, THE ASSOCIATION, THE CDD, NOR ANY OF THEIR SUCCESSORS, ASSIGNS, OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUB-CONTRACTORS (COLLECTIVELY, THE "LISTED PARTIES") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR LEVEL IN ANY LAKE, POND, CANAL, CREEK, STREAM OR OTHER WATER BODY ADJACENT TO OR WITHIN THE PROPERTY, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY AN APPLICABLE GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR AUTHORITY. FURTHER, ALL OWNERS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE AFORESAID WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF, SUCH PROPERTY, TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH BODIES.

ALL PERSONS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALLIGATORS, POISONOUS SNAKES, AND OTHER WILDLIFE MAY INHABIT OR ENTER INTO WATER BODIES AND NATURAL AREAS WITHIN THE PROPERTY AND MAY POSE A THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.

ALL PERSONS ARE HEREBY NOTIFIED THAT LAKE BANKS AND SLOPES WITHIN CERTAIN AREAS OF THE PROPERTY MAY BE STEEP AND THAT DEPTHS NEAR SHORE MAY DROP OFF SHARPLY. BY ACCEPTANCE OF A DEED TO, OR USE OF, ANY LOT OR OTHER PORTION OF THE PROPERTY, ALL OWNERS OR USERS OF SUCH PROPERTY SHALL BE DEEMED TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FROM ANY AND ALL LIABILITY OR DAMAGES ARISING FROM THE DESIGN, CONSTRUCTION, OR TOPOGRAPHY OF ANY LAKE BANKS, SLOPES, OR LAKE BOTTOMS LOCATED THEREIN.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed under seal this 23rd day of December, 200 .

Signed, sealed and delivered
in the presence of:

JOHNS CREEK, LLC, a Florida limited
liability company

By:

[Signature]
Donald P. Hinson
President

Deborah H. Dunbar
Deborah H. Dunbar
(Name Printed)
Adrienne J. Watson
Adrienne J. Watson
(Name Printed)

STATE OF Florida }
COUNTY OF Duval } ss

The foregoing instrument was acknowledged before me this 23rd day of December 200 , by Donald P. Hinson, the president of JOHNS CREEK, LLC, a Florida limited liability company, on behalf of the company.



Adrienne J. Watson
(Print Name Adrienne J. Watson)
NOTARY PUBLIC
State of Florida at Large
Commission # DD022342
My Commission Expires: 5/8/05
Personally Known ✓
or Produced I.D.
[check one of the above]

Type of Identification Produced

EXHIBIT A

Legal Description of the Property

Lots 1 through 400, all of the plat of Johns Creek, according to plat thereof recorded in Plat Book 48, pages 76 through 95, public records of St. Johns County, Florida.

EXHIBIT B

Common Area

No Common Area is designated as of the date of recording this Declaration.

4,
THIS DOCUMENT PREPARED
BY AND RETURN TO:

THOMAS M. JENKS, ESQ.
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FL 32202

PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS

THIS PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS ("Partial Assignment") is made effective FEBRUARY 22, 2006, by and between **JOHNS CREEK, LLC**, a Florida limited liability company (the "Developer") and **JOHNS CREEK PROPERTY OWNERS ASSOCIATION, INC.**, a Florida corporation (the "Association").

Recitals:

A. The Developer has executed and recorded the Declaration of Covenants and Restrictions for Johns Creek in Official Records Book 2112, at page 651, of the public records of St. Johns County, Florida (the "Declaration").

B. Pursuant to the terms of the Declaration, the Developer has retained the right to enforce certain provisions of the Declaration, including without limitation, the right to review and approve the construction or installation of any and all improvements within the lands subject to the terms of the Declaration (such lands being herein referred to as "Johns Creek"), including any addition, change or alteration to any previously constructed improvements.

C. In conjunction with the transfer of control of the Association from the Developer to the Owners other than the Developer, the Developer desires to hereby partially assign to the Association certain of its enforcements and approval rights as provided by the Declaration, and the Association has agreed to hereby accept such assignment.

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties, the Developer and the Association hereby agree as follows:

1. The parties agree and confirm that the above-stated recitals are true and correct. Unless otherwise defined in this Partial Assignment, all capitalized terms contained herein shall have the same meanings as such terms are defined in the Declaration.

2. The Developer hereby assigns to the Association all of its reserved rights set forth in Sections 8.5, 9.3, 9.6, 9.8, 9.10, 9.11, 9.12, 9.13, 9.17 and Section 9.9, only as it relates to the approval of construction of docks, bulkheads and other structures proposed to be constructed on lake embankments, of the Declaration.

3. The Developer hereby assigns to the Association all of its rights to review additions, changes, or alterations to previously constructed improvements located with Johns Creek over which the Developer would otherwise have a right of review and approval pursuant to Article X of the Declaration. For purposes of this Partial Assignment, the phrase "previously constructed improvements" shall mean and refer to any improvements that have been substantially completed within Johns Creek, and in the case of individual homes, shall mean that certificates of occupancy have been issued by St. Johns County, Florida, or other governmental entity having jurisdiction, for such homes. Nothing contained herein shall be construed to grant to the Association, or divest the Developer of, the right to review all initial or original construction of improvements within Johns Creek pursuant to Article X of the Declaration.

4. The Association hereby accepts the partial assignment of the Developer's enforcement and approval rights as effected by paragraphs 2 and 3 hereof, and hereby assumes the obligations of the Developer with respect to the enforcement and approval rights assigned hereby.

5. This Partial Assignment is entered into for the exclusive benefit of the Developer and the Association, and is not intended to confer any rights on any third parties. This Partial Assignment may be amended only by a writing executed by the Developer and the Association, or their respective successors and assigns, which shall be recorded in the public records of St. Johns County, Florida.

[signatures begin on following page]

IN WITNESS WHEREOF, the Developer and the Association have each executed this Partial Assignment as of the date and year first above-written.

Signed, sealed and delivered
in the presence of:

JOHNS CREEK, LLC, a Florida limited
liability company

Deborah H. Dunbar
Deborah H. Dunbar
(Name Printed)

By: [Signature]
Name Printed: Ent. Wilson
Title: VP

Sari Shekhar
Lori Shekhar
(Name Printed)

STATE OF FLORIDA }
 } SS
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this 2 day of October, 2006, by Ent. Wilson, the VP of JOHNS CREEK, LLC, a Florida limited liability company, on behalf of the company.

Deborah H. Dunbar
Print Name Deborah Dunbar
NOTARY PUBLIC
State of Florida at Large
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

Signed, sealed and delivered
in the presence of:

**JOHNS CREEK PROPERTY OWNERS
ASSOCIATION, INC.**, a Florida non profit
corporation

ASHLEY ROGUE
(Name Printed)

Rodolfo S. Lodivero
(Name Printed)

By: Terry L. Flesher
Name Printed: TERRY L. FLESHER
Title: PRESIDENT

STATE OF FLORIDA }
COUNTY OF St Johns }SS

The foregoing instrument was acknowledged before me this 2nd day of October, 2006, by TERRY L. FLESHER, the PRESIDENT of **JOHNS CREEK PROPERTY OWNERS ASSOCIATION, INC.**, a Florida non profit corporation, on behalf of the corporation.



ASHLEY ROGUE
Print Name ASHLEY ROGUE
NOTARY PUBLIC
State of Florida at Large
Commission # DD 506388
My Commission Expires: JANUARY 12, 2010

Personally known _____ or
Produced I.D. FL DL F426 812 47 031 0
[Check one of the above]
Type of Identification Produced
DRIVERS LICENSE

30
5158

PUBLIC RECORDS OF
St. Johns County, FL
Clerk# 02-045079
O.R. 1793 PG 1729
03:58PM 08/02/2002
REC \$121.00 SUR \$15.50

DEVELOPMENT AND IMPACT FEE AGREEMENT

COPY

THIS DEVELOPMENT AND IMPACT FEE AGREEMENT (this "Agreement"), is made and entered into by and between **JOHNS CREEK, LLC**, a Florida limited liability company, its heirs, successors, or assigns ("Johns Creek"), and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida (the "County") on this 31st day of July, 2002.

RECITALS:

A. Johns Creek owns the land described on the attached Exhibit "A" containing approximately 364 acres (the "Property").

B. Johns Creek has approval under PUD Ordinance 99-28 to develop a mixed use project on the Property containing up to 400 dwelling units, up to 240,000 sq. ft. of commercial development and up to 250,000 sq. ft. of institutional development (the "Development").

C. The public facilities that will serve the Development, shall be provided by the following entities;

1. JEA will provide central water and sewer service.
2. Drainage shall be provided by on-site detention systems approved by the St. Johns River Water Management District and St. Johns County and constructed by Johns Creek.
3. Solid waste disposal shall be provided by the franchisee licensed by St. Johns County from time to time to serve the area of the proposed development. The current licensed franchisee is Seaboard Sanitation.
4. Recreation will be provided by St. Johns County and by Johns Creek in accordance with the provisions of the PUD Ordinance.

00069274.WPD.12
1167.01138

John + Let - P. Degrande

5. Education shall be provided by the St. Johns County School Board.

D. The following is the Public Facility Schedule applicable to the Development through the 10 years of the Development Agreement, to 2012:

1. Transportation - Upon execution of this Agreement, and fulfillment of the conditions set forth in Section 4 below, the Development will meet all the requirements of Article XI of the St. Johns County Land Development Code, Ordinance 99-51, regarding the provision of roads through compliance with Section 163.3180(c) Florida Statutes.

2. Potable Water and Sanitary Sewer - JEA will provide adequate water and wastewater service to the Development in accordance with the Buildout Schedule set forth in Section 3 below.

3. Solid Waste - The County owns and operates the County's only solid waste collection and disposal system. The County will have sufficient space to accommodate the solid waste generated by the Development through 2012.

4. Drainage - Johns Creek shall provide drainage in accordance with the St. Johns River Water Management District rules in accordance with the Buildout Schedule set forth in Section 3 below.

5. Parks - Through 2012, the County's supply of acreage for parks and open space meets the adopted Level of Service Standard in all areas. The Johns Creek PUD requires development of 10 acres of parks within the Development which exceeds the acreage demand generated by the Development.

E. Johns Creek has obtained concurrency approval for water, sewer, drainage, solid waste, recreation/open space, and mass transit and has filed a traffic assessment in accordance with the requirements of Article XI of the St. Johns County Land Development Code (Ordinance No. 99-51), for the Development.

F. Johns Creek and the County wish to enter into this Agreement to set forth the conditions under which a concurrency certificate for roads for the Development shall be issued and to set forth the terms and conditions upon which impact fee credits shall be available in consideration of certain improvements to be constructed by Johns Creek.

G. The County has entered into this Agreement for a term of ten years in consideration of the commitment by Johns Creek to construct certain transportation improvements and to transfer certain right-of-way to the County.

H. The improvements to be constructed by Johns Creek pursuant to this Agreement will advance the implementation of the County's adopted Traffic Circulation Element and the First Coast Metropolitan Planning Organization's Year 2020 Long-Range Transportation Plan.

I. The County deems it to be in the public interest to recognize the contributions of Johns Creek in improving the transportation system in the northwestern portion of the County.

J. The County has determined that Johns Creek is making a binding commitment to St. Johns County to build the transportation facilities necessary to serve the impacts of the Development as required under Section 163.3180 (2)(b) Florida Statutes.

K. The Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes (the "Act"), authorizes local governments to enter into development agreements with developers to encourage a stronger commitment to comprehensive and capital facilities planning, to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development and to provide certainty to developers in the approval of development and assurances that they may proceed in accordance with existing laws and policies, subject to the conditions of such development agreements.

L. Article XI of the St. Johns County Land Development Code, Ordinance 99-51, entitled "Concurrency Management", as amended from time to time, allows the County's execution of development agreements and St. Johns County Ordinance 87-57, Road Impact Fee Ordinance, as amended from time to time, allows the County to enter into agreements providing impact fee credits for non-site related road improvements.

M. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

N. In accordance with § 10.02.03 B of the St. Johns County Land Development Code, and Section 163.3233 Florida Statutes (2001), it is stipulated and agreed that, during the effective period of this Agreement the laws and policies in effect and as of the date of approval of the PUD shall govern the development of the real property covered by this Agreement, except as otherwise specifically provided for by the terms of this Agreement or the Johns Creek PUD.

O. The implementation of this Agreement and the construction of the Development has been found by the County to be consistent with the St. Johns County Comprehensive Plan.

P. The right-of-way improvements contemplated to be donated or acquired and constructed by Johns Creek are necessary for Johns Creek to obtain a certificate of concurrency for the Development.

Q. Johns Creek will be required to pay impact fees for road improvements in connection with occupancy of construction offices, sales centers, or both on its Development. As a result, Johns Creek is a "fee payer" as defined in Ordinance 87-57 as amended (the "St. Johns County Road Impact Fee Ordinance") which establishes the existence of impact fees and provides a procedure for awarding impact fee credits to fee payers under certain circumstances.

R. The parties wish to specify the value of the right-of-way to be conveyed to the County and improvements to be constructed by Johns Creek as calculated under the St. Johns County Road Impact Fee Ordinance and the parties wish to provide a mechanism for the management of the impact fee credits to which Johns Creek may become entitled.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Findings of Fact. The Recitals set forth above are true and correct and are incorporated by reference as Findings of Fact.

2. Purpose. The purpose of this Agreement is to:

(a) authorize any owner of the Property, in regards to concurrency to construct (subject to further approval of formal construction plans by St. Johns County Development Services) any portion or all of the Development, authorized by this Agreement, as this Agreement may be amended or extended from time to time, subject to compliance with the terms, conditions and contingencies of this Agreement by Johns Creek, its respective heirs, successors or assigns.

(b) set forth the agreed upon value of Johns Creek contributions to the County road system as they qualify for road impact fee credits under, and may be limited by the St. Johns County Road Impact Fee Ordinance.

(c) establish a procedure for processing and accounting for the road impact fee credits awarded pursuant to this Agreement.

3. Density and Intensity of Development. The approved PUD provides for development at the following densities and intensities.

Buildout Schedule

Johns Creek: 2002-2012	400 single family residential dwelling units (net density 2 units/acre) not to exceed 35 ft. in height and up to 240,000 sq. ft. of commercial development and up to 250,000 sq. ft. of institutional development with no commercial or institutional building to exceed forty-five (45) feet in height.
------------------------	--

Amendments of the approved PUD Ordinance from time to time, which do not increase the allowable transportation impacts as identified in the traffic impact analysis report submitted in support of the PUD and the requests for concurrency shall not affect the validity or vary the terms of this Agreement. Any amendment to the PUD Ordinance which increases such transportation impacts beyond a de minimus amount shall require a separate determination of concurrency for the Development causing the increased impacts prior to construction of such additional improvements.

4. Johns Creek's Obligations and Consideration. Johns Creek hereby covenants and agrees to the following conditions which are necessary to properly provide for impacts caused by the Development. The commitments are as follows:

(a) Construction Obligations:

Johns Creek shall acquire any additional CR-210 right of way necessary to accommodate the CR-210 improvements described in this Agreement and shall commence construction (defined as approval of construction plans for the CR-210 improvements) of the CR-210 improvements described in this Agreement prior to:

- (i) issuance of any building permit for development within the Property;
- (ii) but no later than the later of eighteen (18) months from the date of execution of this Agreement, or forty-five (45) days after satisfaction of the contingencies in Section 6.

(b) Right-of-Way:

All said right of way shall be acquired at the expense of Johns Creek. The County shall not be required to exercise its power of eminent domain to assist in the acquisition of such right of way. It shall be the responsibility of Johns Creek at its expense to relocate any utility easements (including but not limited to water, sewer, electrical and cable television) to the outside

edge of the new right-of-way as shown and described in the CR-210 Improvements plans referenced below, upon dedication of such right-of-way to St. Johns County.

The Improvements to County Road 210 shall consist of approximately 5,000 linear feet of four lane divided roadway with an associated stormwater management system to serve CR-210 drainage all as depicted in the drawings by England-Thims & Miller, Inc. attached as Exhibit "B" to this Agreement (the "CR-210 Improvements"). The CR-210 Improvements shall be constructed as depicted on the attached Exhibit B drawing, and shall specifically include a restrictive access median to serve the existing County fire station on CR-210, just west of the North/South power line. This median shall have signalization designed for and controlled by the fire station and installed at the developer's expense. Appropriate signage and striping shall be installed to designate the median for official use only. The CR-210 Improvements shall be completed within 18 months after commencement. All construction within CR-210 shall meet the requirements of Article VI of the St. Johns County Land Development Code, Ordinance 99-51 unless otherwise approved by St. Johns County. Minor deviations from the plans due to field conditions shall be permitted with the prior consent of the appropriate department of St. Johns County. It shall be the County's right to determine what constitutes a minor deviation. Limits of the four lane construction will begin at the westerly limits of four lane construction required under the Stonehurst Development and Impact Fee Agreement between Stonehurst Plantation, Inc., A&S Land Development Company, KKP-Chippewa, Ltd. and St. Johns County dated January 15, 2001 and proceed westerly to the intersection of the Cimmarone PUD entrance with the right-of-way of CR-210. The CR-210 Improvements include a sidewalk on both sides of the roadway. If adequate bond or other security acceptable to the County is provided, Johns Creek may postpone the sidewalk construction required of Johns Creek until construction of the CR-210 Improvements. The CR-210 Improvements may be funded by a Community Development District.

(c) Financial Security

As a condition of recording of any plat of all or any part of the Property, or receiving any building permits for any commercial improvements on the Property Johns Creek shall post a bond or other security satisfactory to the County for the estimated costs to complete said CR-210 Improvements conditioned upon the performance by Johns Creek of all its obligations under this Agreement. The bond or other satisfactory security shall be posted no later than the later of 12 months from the date of execution of this Agreement, or forty-five (45) days after satisfaction of the contingencies in Section 6 below.

5. County Obligations.

By executing this Agreement, subject to Johns Creek obtaining all other necessary governmental permits and approvals (such as St. Johns River Water Management District Environmental Resource Permits), and subject to satisfaction of the contingencies set forth in Section 6 below, the County authorizes:

Johns Creek, LLC, its heirs, successors or assigns, to proceed with construction of the Development containing up to 400 dwelling units, up to 240,000 sq. ft. of commercial development, and up to 250,000 sq. ft. of institutional development, and other amenities and infrastructure constituting the Development in accordance with the PUD provided that Johns Creek complies with its obligations under this Agreement.

6. Contingencies. The right of Johns Creek to proceed with the Development and the obligations of Johns Creek under Section 4 of this Agreement shall be contingent upon the following additional improvements being made to CR-210:

(a) Link 35 = Funding by FDOT or bonding or completion of construction of four-laning under the I-95 overpass, as proposed in a pending development agreement for the St. Johns Forest PUD.

(b) Link 36.1 = Inclusion of funding in the current year of St. Johns County's adopted annual budget for construction of the four-lane improvements to this link east of the I-95 east (northbound) ramps, for which the County has executed a Joint Participation Agreement with the Florida Department of Transportation approving a \$2 Million appropriation from the Florida Legislature.

Although it is anticipated that the required improvements to Link 35 and Link 36.1 described above will be completed by others, Johns Creek shall have the right, but not the obligation, to undertake part or all of such improvements if these contingencies are not met within eighteen (18) months from the date of execution of this Agreement.

7. Authority and Duration . This Agreement is made and granted pursuant to Article XI of the St. Johns County Land Development Code Ordinance 99-51, Part 11.07.00, as it may be amended from time to time, and Florida Statutes Section 163.3220 - 163.3243 and is effective through the tenth (10th) anniversary of the Effective Date of this Agreement, or within any applicable extension of this Agreement issued or agreed to by the County. Except as provided in this Agreement, and by Section 163.3233(2) F.S. the County shall not impose any further conditions, laws or policies upon the Development.

8. Extension of Agreement; Subsequent Changes to Concurrency Ordinance. The duration of this Agreement may be extended by the County after conducting a public hearing in the manner specified in Section 163.3225, Florida Statutes, and any applicable requirements of Article XI of the St. Johns County Land Development Code, Ordinance 99-51, as they may be amended from time to time. Any modification of the St. Johns County Concurrency Management System Ordinance subsequent to the execution of this Agreement may be applied to the Development but no such modification or any other land development regulation shall be applied except pursuant to Section 163.3233 F.S. Further, nothing in this section shall be deemed to constitute a waiver

of the right of Johns Creek to contest application of any building code, zoning ordinance or other Land Development Regulations as applied to the Development under the Constitution of the State of Florida or of the United States.

9. Necessity to Obtain Permits. Johns Creek acknowledges its obligation to obtain all necessary federal, state and local development permits. The failure of this Agreement to address any particular permit, condition, term, or restriction applicable to the Development shall not relieve Johns Creek or any successor or assigns of the necessity of complying with federal, state, and local permitting requirements, conditions, terms, or restrictions as may be applicable.

10. Agreement Consistent with Comprehensive Plan and Florida Statutes 163.3180. The County hereby acknowledges and agrees that (i) the Development and the CR-210 Improvements are consistent with the County's Comprehensive Plan and Land Development Regulations, (ii) that the County's Comprehensive Plan is in compliance with the State of Florida Comprehensive Plan, (iii) Johns Creek is, by execution of this Agreement, making a binding commitment to the County to pay to construct the transportation facilities to serve the Development.

11. Impact Fees. Pursuant to the St. Johns County Road Impact Fee Ordinance 87-57 as amended, the County requires any person who seeks to construct and occupy residential and non-residential buildings in St. Johns County to pay a road impact fee ("Road Impact Fee"), to assure that such new development bears a proportional share of the cost of capital expenses necessary to provide roads in St. Johns County.

Under Section 4 of this Agreement, Johns Creek has agreed to construct improvements to CR-210 and to convey certain rights of way to St. Johns County. Johns Creek has requested and the County has agreed to provide to Johns Creek certain credits against the payment of Road Impact Fees based upon the total value of the CR-210 Improvements (including

the value of right-of-way acquired and donated by the Johns Creek) ("Road Impact Fee Credits"), as follows:

(a) Amount. Pursuant to Section Thirteen of the St. Johns County Road Impact Fee Ordinance, the parties have agreed to the following values for the rights-of-way and improvements required under this Agreement.

The value of the design, installation, improvements and right-of-way (based upon 115% of the Property Appraiser's assessed value) comprising the CR-210 Improvements are estimated to be \$2,655,978.93 as detailed in the attached Exhibit "B". The total Road Impact Fee Credits available shall therefore be \$2,655,978.93.

(b) Method of Issuance. From and after the date of this Agreement and so long as Johns Creek has a remaining Road Impact Fee Credit balance, all Fee Payers applying for building permits or certificates of occupancy in connection with the construction of dwellings or commercial improvements within the Development shall pay an amount equal to the amount due under the Road Impact Fee Ordinance directly to Johns Creek. Upon receiving such payment Johns Creek shall issue to such Fee Payer a voucher (in form attached hereto as Exhibit "C") evidencing full payment of the Road Impact Fee in connection with its application for a building permit or certificate of occupancy. The Fee Payer shall present the voucher to the County, as evidence of payment in full of the Road Impact Fee in connection with its application for a building permit or certificate of occupancy. The voucher as issued by Johns Creek shall contain a statement setting forth the amount of the Road Impact Fee paid. Upon presentation of such voucher by the Fee Payer, the County shall issue a receipt to the Fee Payer and shall deduct the amount of such voucher from the Johns Creek Road Impact Fee Credit balance. In no event shall Johns Creek grant, assign, sell or transfer any impact fee credits for an amount in excess of the amount of the then current impact fee.

(c) Sale of Development. Johns Creek may sell, transfer, assign or convey all or part of its Road Impact Fee Credit balance to the purchaser, transferee, assignee or grantee of a portion or all of the Property subject to this Agreement for use within the respective projects for such consideration as Johns Creek in its sole discretion, determines. In such event, Johns Creek shall deliver to the County a copy of the executed Road Impact Fee Credit assignment document confirming the amount of the Road Impact Fee Credit balance assigned to such purchaser. Impact Fee Credit vouchers and assignments issued or granted under this Agreement may only be used to offset impact fees payable in connection with improvements within the PUD as amended from time to time.

(d) Annual Accounting. On or before January 31 of each year, so long as there remains any Road Impact Fee Credit, Johns Creek shall prepare and deliver to St. Johns County Planning Division an annual report setting forth the amount of the Road Impact fee Payments made by the Fee Payers and the remaining balance of Road Impact Fee Credits.

(e) Completion. When all the Impact Fee Credits (for the improvements required under this Agreement) have been exhausted, Johns Creek or the Fee Payers seeking building permits or certificates of occupancy within the Development shall pay to the County the Road Impact Fees in such amount as are due and payable under the applicable Road Impact Fee Ordinance.

(f) Limitations on Amount and Assignability. In no event shall Johns Creek sell, transfer, assign or convey all or part of the Road Impact Fee Credits for use outside the PUD, without the approval of the County. Further, Johns Creek acknowledges that the total amount of such Road Impact Fee Credits may be further limited by Section Thirteen of the St. Johns County Road Impact Fee Ordinance in effect at the time this Agreement becomes effective. Johns Creek

further agrees that they will not challenge in any judicial proceeding and will accept the interpretation of the County Attorney's office that the Road Impact Fee Credits identified or granted by this Agreement the Development is limited to the amount of Road Impact Fees which are due or become due from construction within the Development.

12. Remedies and Monitoring.

(a) Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party and shall have all remedies available at law or in equity, including the remedy of specific performance and all forms of injunctive relief.

(b) The County may apply subsequently adopted regulations and policies to the Development only upon meeting the requirements of Section 163.3233 Florida Statutes (2001).

(c) Beginning one year after the Effective Date of this Agreement, Johns Creek shall provide to the County a written and accurate status report acceptable to the County, which shall include all information necessary for the County to conduct its periodic review in compliance with the requirements of Section 163.3225, Florida Statutes and applicable rules. Said report shall include, but not be limited to, a description of the development activity during the preceding year and establishing compliance with the terms and conditions of this Agreement.

(d) Johns Creek will pay all costs related to providing notice and advertising this Agreement under Section 163.3225, Florida Statutes, and the cost of recording this Agreement.

(e) Within fourteen (14) days after the County executes this Development Agreement, the County shall record it with the Clerk of the Circuit Court of the Seventh Judicial Circuit. Within fourteen (14) days after this Development Agreement is recorded, the County shall submit a copy of it to the Florida Department of Community Affairs by certified mail, return receipt requested.

(f) Johns Creek shall comply with the requirements of the Road Impact Fee Ordinance 87-57 as amended with regard to Impact Fee provisions of this Agreement.

13. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement.

14. Applicable Law; Jurisdiction and Venue. This Agreement and the rights and obligations of the County and Johns Creek under this Agreement, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. This Agreement may be enforced as provided in Section 163.3243, Florida Statutes. Venue for any litigation pertaining to the subject matter of this Agreement shall be exclusively in St. Johns County, Florida. If any provision of this Agreement, or the application of this Agreement to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the development contemplated by this Agreement shall not relieve Johns Creek or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

15. Joint Preparation. Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

16. Exhibits. All exhibits attached to this Agreement contain additional terms of this Agreement and are incorporated in this Agreement by reference.

17. Captions or Paragraph Headings. Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision of this Agreement.

18. Counterparts. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same Agreement.

19. Effective Date, Duration of Agreement. This Agreement shall become effective after it has been recorded in the public records of St. Johns County and thirty (30) days after it is received by the Florida Department of Community Affairs (the "Effective Date"). This Agreement shall remain in effect until the earlier of the following dates: (i) the date on which the construction is complete on all construction of improvements and infrastructure associated with the Development, or (ii) the tenth anniversary of the Effective Date, unless otherwise extended or terminated as provided for herein or in the Act. This Agreement may be terminated at any time by mutual consent of the parties. This Agreement may be terminated by St. Johns County if Johns Creek fails to post the bond or other satisfactory security to secure its obligation to complete construction of the CR-210 Improvements on or before the later of eighteen (18) months after the Effective Date or forty-five (45) days after satisfaction of the contingencies in Section 6.. This Agreement may be terminated by Johns Creek at any time prior to commencement of any development authorized by this Agreement if it is unable to commence development because it is unable to acquire the necessary real property or financing. The terminating party shall give written notice to the County of its inability to commence development and of the pending termination of this Agreement.

20. Force Majeure & Appeals of Permitting. Johns Creek shall not be liable for its failure to timely perform hereunder if its performance is rendered impossible or significantly delayed by the following acts, events or conditions beyond its reasonable control which by the exercise of due diligence it is unable to overcome:

- (a) acts of God (except normal weather conditions for the St. Johns County, Florida area), including hurricane, tornado or earthquake;
- (b) acts of war, civil insurrection or terrorism;
- (c) fire or flood not caused by the party unable to perform; or
- (d) appeal of a federal, state or local permit required to complete construction of the improvements.

The time for performance of any obligation shall be extended by the number of days of delay. However, notwithstanding the provisions of this section, the terms of this Development Agreement shall not exceed 10 years.

21. Amendment. This Agreement may be amended by mutual consent of the parties so long as the amendment meets the requirements of the Act and applicable Ordinances. .

22. Duration of Permits. Johns Creek acknowledges that, except for the extension of the concurrency reservation of transportation capacity, this Agreement does not extend the duration of any other permits or approvals.

23. Further Assurances. Each party to this Agreement agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances in a manner and to the degree allowed by law, as shall be reasonably requested by the other party in order to carry out the intent of and give effect to this Agreement. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the County, the parties declare their intention to cooperate with each other in effecting the purposes of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

OR1793PG1745

24. Improvements Constructed By Governmental Entities. Johns Creek shall not receive impact fee credits for improvements constructed at the expense of any governmental entity. Provided, however, that if a Community Development District ("CDD") formed for the Johns Creek project undertakes any of the improvements then such CDD shall be entitled to the corresponding impact fee credits if such CDD is a "fee payer", as may be allowed by the St. Johns County Road Impact Fee Ordinance 87-57.

25. Notices. Any notices or reports required by this Development Agreement shall be sent to the following:

For the County:

County Administrator
ST. JOHNS COUNTY
P.O. Drawer 349
St. Augustine, FL 32085-0349

For Johns Creek:

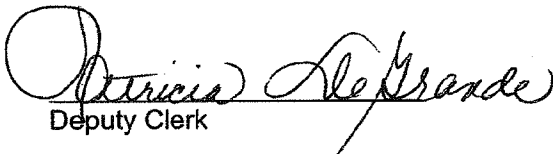
Don Hinson
Johns Creek, LLC
3020 Hartley Road, Suite 100
Jacksonville, FL 32257

With copy to:

John G. Metcalf, Esq.
PAPPAS METCALF JENKS & MILLER, P.A.
200 West Forsyth Street, # 1400
Jacksonville, FL 32202

Passed and Duly Adopted by the Board of County Commissioners of St. Johns County, Florida, this 23rd day of July, 2002.

Attest: Cheryl Strickland, Clerk


Deputy Clerk

Board of County Commissioners
St. Johns County, Florida

By:


Chairman

RENDITION DATE 07-31-02

OR1793PG1746

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Signed, sealed and delivered
in the presence of:

JOHNS CREEK, LLC, a limited liability
company

Kathleen K. Willis
Print: Kathleen K. Willis

Deborah H. Dunbar
Print: Deborah H. Dunbar

BY: [Signature]
Print: Donald P. Hinson
Its: President

STATE OF FLORIDA }
COUNTY OF Duval }SS

The foregoing instrument was acknowledged before me this 29th day of July, 2002, by Donald P. Hinson as President of JOHNS CREEK, LLC, a limited liability company, on behalf of the company.

KATHLEEN K. WILLIS
Notary Public, State of Florida
My comm. exp. July 14, 2006
Comm. No. DD 133789

Kathleen K. Willis
(Print Name: Kathleen K. Willis)
NOTARY PUBLIC
State of Florida
Commission # DD 133789
My Commission Expires: July 14, 2006
Personally Known X
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

0R1793PG1747

PARCEL A

A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 19 AND 41, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL BEING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 24; FROM THE POINT OF REFERENCE THUS DESCRIBED, RUN SOUTH $02^{\circ}34'05''$ EAST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 646.02 FEET TO THE NORTHWEST CORNER OF OFFICIAL RECORDS VOLUME 805, PAGE 604-607 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF OFFICIAL RECORDS VOLUME 805, PAGE 608-612 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH $73^{\circ}31'16''$ EAST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 805, PAGE 604-607, A DISTANCE OF 1500.55 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1043.91 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 293.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $81^{\circ}34'48''$ EAST, 292.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG THE SAID NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 805, PAGE 604-607, NORTH $89^{\circ}38'19''$ EAST, A DISTANCE OF 53.59 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A 110 FEET EASEMENT TO FLORIDA POWER AND LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS VOLUME 66, PAGE 140 OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE RUN NORTH $02^{\circ}45'14''$ WEST, ALONG THE SAID WESTERLY LINE, A DISTANCE OF 50.04 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (FORMERLY STATE ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN NORTH $89^{\circ}38'19''$ EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.10 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID 110 FOOT EASEMENT TO FLORIDA POWER AND LIGHT

EXHIBIT A

Pg. 1 of 3

COMPANY; THENCE RUN SOUTH 02°45'14" EAST, ALONG THE SAID EASTERLY LINE, A DISTANCE OF 6144.28 FEET; THENCE RUN NORTH 89°24'01" WEST, A DISTANCE OF 110.19 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E" OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTH 02°45'14" WEST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E", A DISTANCE OF 3600.00 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E"; THENCE RUN SOUTH 89°24'01" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E", A DISTANCE OF 100.17 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E"; THENCE RUN SOUTH 02°45'14" EAST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E", A DISTANCE OF 3600.0 FEET TO THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS VOLUME 1073, PAGE 941, PARCEL "E"; THENCE RUN NORTH 89°24'01" WEST, A DISTANCE OF 2521.06 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SOUTH HAMPTON UNIT ONE, AS RECORDED IN MAP BOOK 38, PAGES 32 THROUGH 50, INCLUSIVE OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE RUN NORTHERLY ALONG THE SAID EASTERLY LINE OF SOUTH HAMPTON UNIT ONE, THE FOLLOWING FOUR COURSES: COURSE NO. 1) RUN NORTH 00°00'00" WEST, A DISTANCE OF 1789.25 FEET; COURSE NO. 2) THENCE RUN NORTH 26°34'25" WEST, A DISTANCE OF 1615.36 FEET; COURSE NO. 3) THENCE RUN NORTH 47°21'22" EAST, A DISTANCE OF 1260.33 FEET; COURSE NO. 4) AND ITS NORTHERLY PROLONGATION THEREOF RUN NORTH 14°42'52" WEST, A DISTANCE OF 1343.29 FEET TO THE NORTHWESTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 805, PAGE 608-612; THENCE RUN NORTH 73°31'16" EAST, ALONG SAID NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 805, PAGES 608-612, A DISTANCE OF 712.35 FEET TO THE POINT OF BEGINNING.

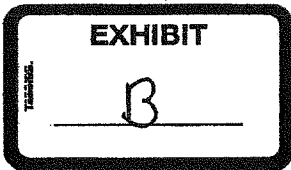
TOGETHER with an easement for access, ingress, egress, drainage and utilities over, under and across Parcel "E" as reserved in Official Records Book 1073, page 926, of said public records.

OR1793PG1749

PARCEL B

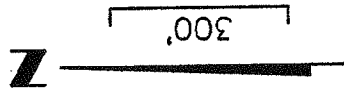
A portion of Section 19, Township 5 South, Range 28 East TOGETHER WITH a portion of Section 24, Township 5 South, Range 27 East, all in St. Johns County, Florida, lying Southerly of and within 50 feet of as measured at right angles to or radially to the following described line: COMMENCE at the Northwest corner of said Section 19 (also being the Northeast corner of said Section 24); thence South 02 degrees 34' 09" East along the West line of said Section 19 (also being the East line of said Section 24); a distance of 594.51 feet to its intersection with the Southerly right-of-way line of County Road No. 210 (formerly State Road No. 210, a 100 foot public right-of-way as per State of Florida State Road Department Right-Of-Way Map, Section 7851-250, dated February 14, 1951); thence along said Southerly right-of-way line of County Road No. 210 run South 73 degrees 31' 16" West 723.19 feet to the POINT OF BEGINNING; thence along said Southerly right-of-way line the following three (3) courses and distances; COURSE NO. 1. North 73 degrees 31' 16" East, 2211.36 feet to a point of curvature of a curve concave Southerly, having a radius of 1093.91 feet; COURSE NO. 2. thence Easterly along and around the arc of said curve, an arc distance of 307.72 feet, said arc being subtended by a chord bearing and distance of North 81 degrees 34' 48" East, 306.71 feet to the point of tangency of said curve; COURSE NO. 3. North 89 degrees 38' 19" East, 51.23 feet, to the POINT OF TERMINATION.

Being bound on the West by a line bearing North 14 degrees 42' 52" West, as shown on survey map by Clary & Associates, dated November 17, 1988, File No. T5S-68, said line passing through the POINT OF BEGINNING. Being bound on the East by the Westerly line of a 110 foot Florida Power and Light right-of-way, as per Official Records Volume 86, page 140 et. Seq., said line having a bearing of North 02 degrees 45' 23" East and passing through the POINT OF TERMINATION.



EXHIBIT

B



(026430-0000)
CIMARRONE GOLF AND
COUNTRY CLUB

120' PROPOSED RIGHT OF WAY

(026430-0000)
CIMARRONE GOLF AND
COUNTRY CLUB

COUNTY ROAD NO. 1210

15+00

10+00

5+00

0+00

100' EXIST. RIGHT OF WAY

(009970-0050)
SOUTH HAMPTON PUD



**England-Thims
& Miller, Inc.**
ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
14775 St. Augustine Road
Jacksonville, Florida 32258
Professional Seal No. 2584
Phone No. (904) 842-8890
Fax No. (904) 846-9485

CR 210 ROADWAY WIDENING

PLAN VIEW

JOHNS CREEK DEVELOPMENT AGREEMENT
ST JOHNS COUNTY, FLORIDA

ETM. NO. E 00-273

DATE: APRIL 2002

DRAWN BY: R.B.P.

DRAWING NO: 1 OF 6

09719661750

CIMARRONE GOLF AND COUNTRY CLUB

(026430-0000)

INDIAN CREEK @ CIMMARONE
GOLF AND COUNTRY CLUB
M.B. 34 PAGE 50-56

120' PROPOSED
RIGHT OF WAY

150' PROPOSED
RIGHT OF WAY

FIRE
STATION

(026430-0030)

(026430-0050)

(026430-0040)

COUNTY ROAD NO. 210

100' EXIST. RIGHT OF WAY
RESTRICTIVE
MEDIAN
OPENING

25'
FUTURE R/W
RESERVATION

JOHNS CREEK PUD

(026430-0040)

England-Thims
& Miller, Inc.

ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
14775 St. Augustine Road
Jacksonville, Florida 32258
Certificate of Authorization No. 2584
Phone No. (904) 642-8890
Fax No. (904) 642-8890

CR 210 ROADWAY WIDENING

PLAN VIEW

JOHNS CREEK DEVELOPMENT AGREEMENT
ST. JOHNS COUNTY, FLORIDA

ETM. NO. E 00-273

DATE: APRIL 2002

DRAWN BY: R.B.P.

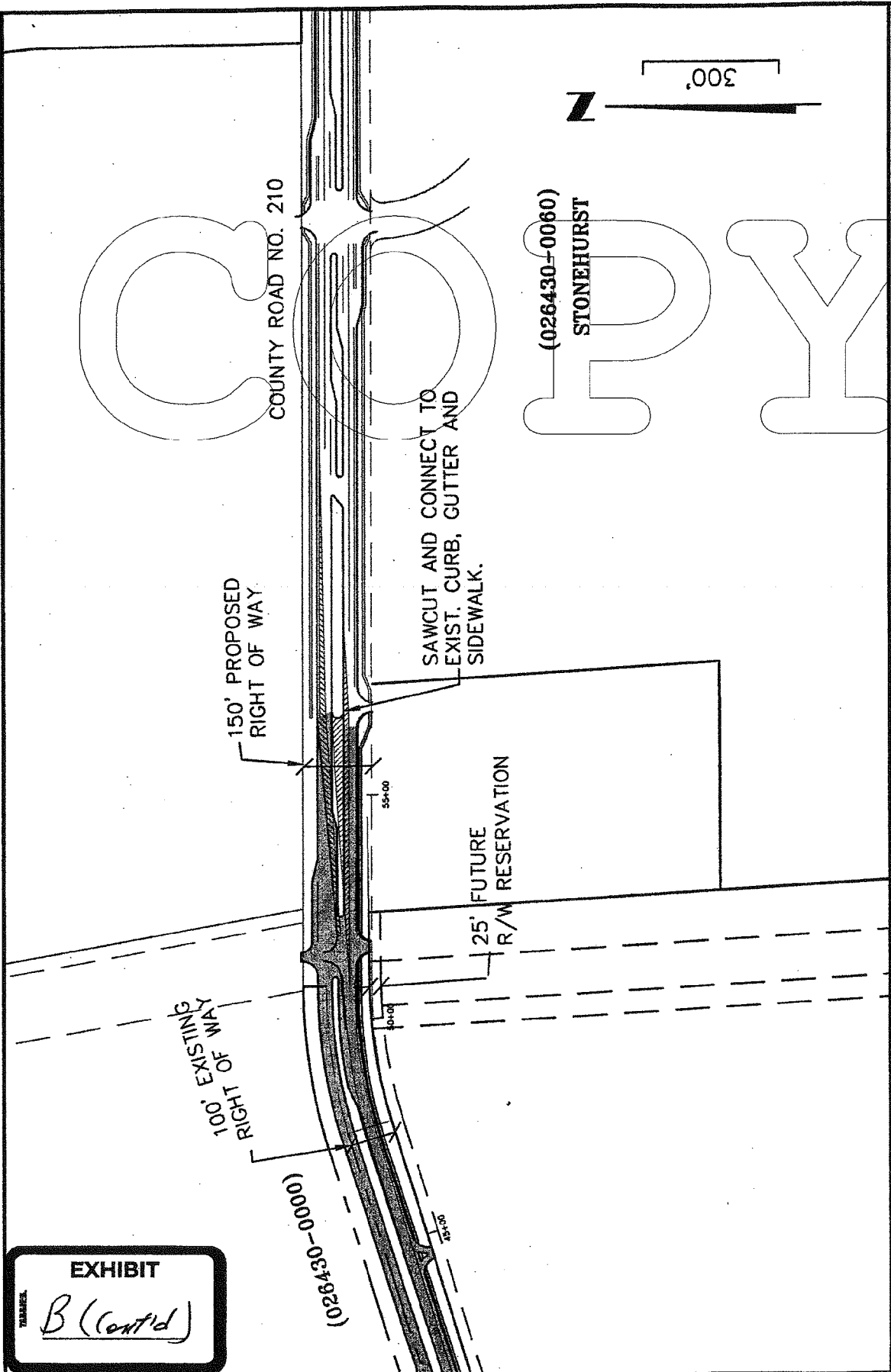
DRAWING NO: 2 OF 6

EXHIBIT

B (cont'd)

15219862180

EXHIBIT
B (cont'd)



England Thims & Miller, Inc. ENGINEERS - PLANNERS SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Phone (904) 642-8980 Fax No. (904) 646-9485		CR 210 ROADWAY WIDENING PLAN VIEW	
ETM. NO. E 00-273		DATE: APRIL 2002	
DRAWN BY: R.B.P.		DRAWING NO: 3 OF 6	

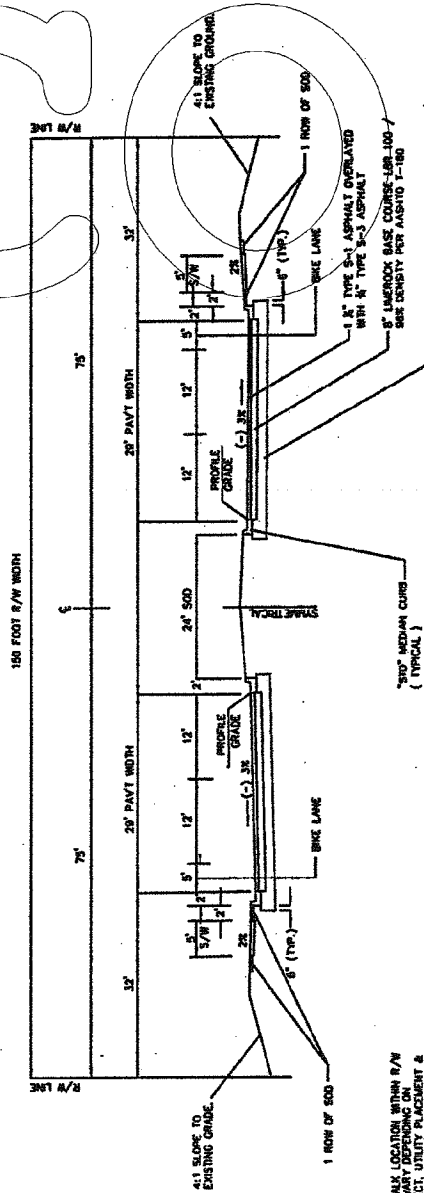
JOHNS CREEK DEVELOPMENT AGREEMENT
ST JOHNS COUNTY, FLORIDA

0R1793P61752

DESIGNED

EXHIBIT

B (cont'd)



NOTE:

1. SOD ALL SLOPES 3:1 AND GREATER
2. CONTRACTOR TO BE AWARE THAT EXISTING AND PROPOSED ELEVATIONS SHALL VARY DEPENDING UPON SUPER-ELEVATION

SEE ONLY LOCATION WITHIN R/W
FOR THE LOCATION OF THE
PROJECT, UTILITY PLACEMENT &
SAFETY REQUIREMENTS.

REFERENCE FOOT CYCLE FACILITIES
DESIGN & CONSTRUCTION FOR
ADDITIONAL SAFETY LANE DESIGN
REQUIREMENTS (FEB. 1986 EDITION).

NOT TO SCALE

England-Thims
& Miller, Inc.

ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
14775 St. Augustine Road
Suite 100
Orlando, Florida 32835
Certificate of Authorization No. 2584
Phone No. (904) 642-8990
Fax No. (904) 646-9485

CR 210 ROADWAY WIDENING
TYPICAL SECTION DETAIL OF DIVIDED ROAD W/ MEDIAN

JOHNS CREEK DEVELOPMENT AGREEMENT
ST JOHNS COUNTY, FLORIDA

ETM. NO. E 00-273

DATE: APRIL 2002

DRAWN BY: R.B.P.

DRAWING NO: 4 OF 5

081793P61753

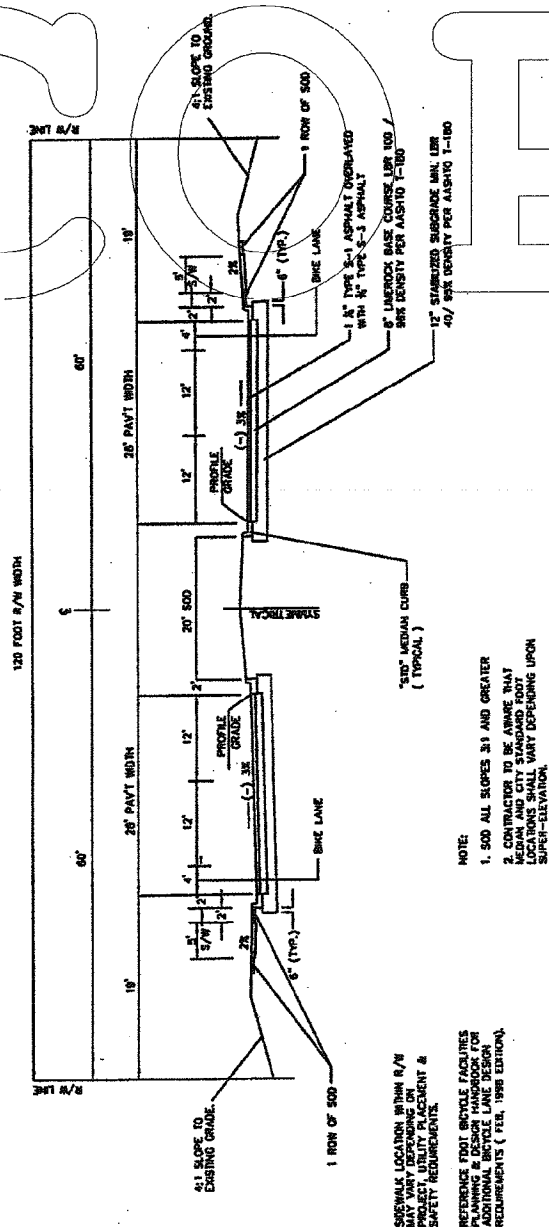
B (cont'd)

**England-Thimbs
& Miller, Inc.**
ENGINEERS • PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS
14775 St. Augustine Road
Jacksonville, Florida 32258
Certificate of Authorization No. 2564
Phone No. (904) 842-8990
Fax No. (904) 846-9465

**JOHNS CREEK DEVELOPMENT AGREEMENT
ST JOHNS COUNTY, FLORIDA**

DRAWING NO: 5 OF 6

OR1793P61754



NOT TO SCALE

0R1793P61755

ETM. NO. E 00-273

DATE: APRIL 2002

DRAWN BY: R.B.P.

DRAWING NO: 6 OF 6

CR 210 ROADWAY WIDENING

FIRE STATION ACCESS DETAIL

JOHNS CREEK DEVELOPMENT AGREEMENT
ST JOHNS COUNTY, FLORIDA

**England-Thims
& Miller, Inc.**

ENGINEERS - PLANNERS
14775 St. Augustine Road
Jacksonville, Florida 32225
Certificate of Authorization No. 2584
Phone No. (904) 842-8980
Fax No. (904) 846-9485

NOT TO SCALE

FIRE STATION

EXHIBIT

B (cont'd)

0R1793PG1756

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

County Rd. 210 - 5,000 FEET (ETM # 00-273)
(Roadway Widening, 2 Lane Rural to 4 Lane Urban Section)

Item Description	Estimated Quantity	Unit	Unit Cost	Total Cost
General Conditions	18	MO	\$7,500.00	\$135,000.00
Mobilization	1	LS	\$25,000.00	\$25,000.00
Sub-total				\$160,000.00
SITE PREPARATION				
Removal of Exist. Pavement / Site preparation	1	LS	\$25,000.00	\$25,000.00
Clearing and Grubbing	6	AC	\$6,000.00	\$36,000.00
Sub-total				\$61,000.00
MAINTENANCE OF TRAFFIC				
	1	LS	\$60,000.00	\$60,000.00
Sub-total				\$60,000.00
EARTHWORK				
Excavation (Cut)	28,000	CY	\$4.10	\$114,800.00
Borrow (Fill)	56,000	CY	\$6.60	\$369,600.00
Pond Excavation	16,000	CY	\$4.00	\$64,000.00
Disposal of Unsuitable Soil	28,000	CY	\$2.00	\$56,000.00
Sub-total				\$604,400.00
PAVEMENT				
2" Asphalt Conc. Surface Course (2 layers) Type S-I/S-3	27,000	SY	\$5.50	\$148,500.00
8" Limerock Base Min. LBR 100	29,000	SY	\$7.00	\$203,000.00
12" Stabilized Sub-base Min. LBR 40	29,000	SY	\$3.30	\$95,700.00
Concrete Curb & Gutter Type F	20,000	LF	\$8.00	\$160,000.00
Concrete Sidewalk 5" Thick	5,600	SY	\$19.00	\$106,400.00
Sub-total				\$713,600.00
STORM DRAINAGE				
18" RCP, Storm Drain, Class 3	1,000	LF	\$22.00	\$22,000.00
24" RCP, Storm Drain, Class 3	1,000	LF	\$35.00	\$35,000.00
36" RCP, Storm Drain, Class 3	1,000	LF	\$49.00	\$49,000.00
Extend existing Culverts	300	LF	\$60.00	\$18,000.00
Mitered End Section, Cross Drain 18"	2	EA	\$545.00	\$1,090.00
Mitered End Section, Cross Drain 24"	2	EA	\$760.00	\$1,520.00
Mitered End Section, Cross Drain 36"	2	EA	\$976.00	\$1,952.00
Ditch Bottom Inlets	2	EA	\$1,346.00	\$2,692.00
City Std Curb Inlet D-202	6	EA	\$1,575.00	\$9,450.00
City Std Curb Inlet D-204	6	EA	\$2,450.00	\$14,700.00
Manhole	4	EA	\$2,835.00	\$11,340.00
Underdrain	5,000	LF	\$13.50	\$67,500.00
Pond Control Structure	1	EA	\$25,000.00	\$25,000.00
Sub-total				\$259,244.00
LANDSCAPING				
Sodding	3,000	SY	\$2.00	\$6,000.00
Seeding/Mulching	50,000	SY	\$0.15	\$7,500.00
Fertilizer		TN	\$170.00	\$0.00
Water for Grass		MG	\$15.45	\$0.00
Sub-total				\$13,500.00
SIGNING AND PAVT MARKING				
Reflective Pavement Markers	1000	EA	\$3.75	\$3,750.00
Sign Panel -F&I 15sf or Less	6	EA	\$270.00	\$1,620.00
Solid Traffic Stripe 6" Thermo	10,000	LF	\$1.11	\$11,100.00
Solid Traffic Stripe 12" Thermo	2,000	LF	\$1.50	\$3,000.00
Solid Traffic Stripe 24" Thermo	1,000	LF	\$1.08	\$1,080.00
Skip Traffic Stripe 4"/10"-30"	10,000	LF	\$3.44	\$34,400.00
Directional Arrows	16	EA	\$20.00	\$320.00
Pavement Messages		EA	\$22.00	\$0.00
Sign Panel (Remove)	2	EA	\$20.00	\$40.00
Signalization for Fire Station	1	EA	\$80,000.00	\$80,000.00
Sub-total				\$135,310.00

EXHIBIT

B (cont'd)

0R1793PG1757

Item Description	Estimated Quantity	Unit	Unit Cost	Total Cost
EROSION & SEDIMENT CONTROL				
Erosion & Sediment Control Plan and Maintenance	1	LS	\$10,000.00	\$10,000.00
Stormwater Pollution Prevention Plan and Maintenance	1	LS	\$5,000.00	\$5,000.00
Sub-total				\$15,000.00
TESTING / AS-BUILTS				
Testing	1	LS	\$10,000.00	\$10,000.00
As-Builts	1	LS	\$7,500.00	\$7,500.00
Sub-total				\$17,500.00
TREE MITIGATION				
Tree Mitigation	1	LS	\$25,000.00	\$25,000.00
Sub-total				\$25,000.00
WETLAND MITIGATION				
Wetland Mitigation	1	AC	\$40,000.00	\$40,000.00
Sub-total				\$40,000.00
Project Subtotal				\$2,104,554.00
FEES				
Construction Bond 0.75%				\$15,784.16
Design and Permitting 10.00%				\$210,455.40
Construction Administration 5.00%				\$105,227.70
Sub-total				\$331,467.26
Project Subtotal				\$2,436,021.26
Right-of-way	5.73	AC		\$93,482.48
Project Subtotal				\$2,529,503.74
Contingency 5%				\$126,475.19
Total				\$2,655,978.93

Note: 1. This Preliminary Opinion of Cost was prepared without benefit of geotechnical or environmental review and does not include any costs except those specifically mentioned.

Note: 2. The right of way cost was computed at 115% of appraised value per St. Johns County Property Appraiser values.

EXHIBIT

B(cont 4)

0R1793PG1758

EXHIBIT "C"

**IMPACT FEE VOUCHER
(JOHNS CREEK)**

COPY

Voucher # _____

1. Name and address of Grantor: **JOHNS CREEK, LLC**
c/o AFI Associates, Inc.
3020 Hartley Road, Suite 100
Jacksonville, FL 32257
2. Name and Address of Grantee: _____
3. Legal Description of subject Property: See Attached Exhibit A.

Subdivision or Master Development Plan Name: _____

The undersigned Developer/Grantor confirms that it has received from _____
on _____, 20__ funds sufficient for the impact fees for roads required under St.
Johns County Ordinance 87-57 as amended in the amount indicated below:

Grantor gives Notice to St. Johns County, Florida that the sum of \$ _____
should be deducted from the road impact fee credit account of the Developer/Grantor.

BY: _____
Print: _____
Its: _____

Dennis W. Hollingsworth Tax Collector

generated on 4/15/2013 4:43:57 PM EDT

Tax Record

Last Update: 4/15/2013 4:43:56 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
009981-3080		REAL ESTATE		2012	
Mailing Address COOPER ALBERT THOMPSON, ARLENE 13525 BARTRAM PARK BLVD UNIT 235 JACKSONVILLE FL 32258-5246		Physical Address 468 JOHNS CREEK PKWY			
Exempt Amount		Taxable Value			
\$0.00		\$189,976.00			
Exemption Detail NO EXEMPTIONS		Millage Code 305		Escrow Code BAC	
Legal Description 41-05-28 .22 Acres 48/76-95 JOHNS CREEK LOT 308 OR2560/1215 OR2560/1215					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL COUNTY	5.3900	189,976	0	\$189,976	\$1,023.97
ROAD	0.5300	189,976	0	\$189,976	\$100.69
HEALTH	0.0171	189,976	0	\$189,976	\$3.25
SCHOOL					
SCHOOL-STATE LAW	5.4350	189,976	0	\$189,976	\$1,032.52
SCHOOL-LOCAL BOARD	2.2480	189,976	0	\$189,976	\$427.07
SJRWMD	0.3313	189,976	0	\$189,976	\$62.94
FIRE	1.4000	189,976	0	\$189,976	\$265.97
MOSQUITO	0.1325	189,976	0	\$189,976	\$25.17
FL INLAND NAV DISTRICT	0.0345	189,976	0	\$189,976	\$6.55
Total Millage		15.5184	Total Taxes		\$2,948.13
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
2100	2012 S W DISPOSAL	\$74.00			
2101	2013 S W COLLECTION	\$111.00			
2102	2013 S W RECYCLING	\$37.00			
4127	BRANDY CREEK CDD	\$2,023.53			
Total Assessments					\$2,245.53
Taxes & Assessments					\$5,193.66