

RETURN TO:

Flora Parke Development
2120 Corporate Square Blvd. #3
Jacksonville, FL 32216

**EIGHTH AMENDMENT AND ANNEXATION AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FLORA PARKE**

THIS EIGHTH AMENDMENT AND ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FLORA PARKE ("EIGHTH Amendment") is made and executed as of the 13 day of November, 2015 by **FLORA PARKE DEVELOPMENT, INC., a Florida corporation** ("Developer") and joined in by **SEDA CONSTRUCTION COMPANY, a Florida corporation**, as the owner of Unit 7A (as defined herein below), **FLORA PARKE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation**.

RECITATIONS:

WHEREAS, Developer executed that certain Declaration of Covenants, Conditions and Restrictions for Flora Parke, recorded in Official Records Book 0877, at Page 1916 as amended by that certain First Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke recorded in Official Records Book 997, at Page 1447, and that certain Second Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke recorded in Official Records Book 1084, at Page 1196 ("Second Amendment"), that certain Third Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke recorded in Official Records Book 1267, at Page 65 ("Third Amendment"), and that certain Fourth Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke recorded in Official Records Book 1376, at Page 1197 ("Fourth Amendment"), of the Public Records of Nassau County, Florida, and that certain Fifth Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke recorded in Official Records Book 1545, at Page 42 ("Fifth Amendment"); and that certain Sixth Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 1578 at Page 846 ("Sixth Amendment"), and that certain Seventh Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions, as recorded in Official Records Book 1946, at Page 799 ("Seventh Amendment");

WHEREAS, pursuant to authority granted to it in Article I, Section 1.1 of the Declaration, Developer desires to incorporate certain additional lands into the Flora Parke community and to subject such additional lands to the terms and provisions of the Declaration as "Future Development Property" and pursuant to authority granted to Developer in Article VII, Section 7.2 of the Declaration, Developer desires to amend the Declaration to conform the terms and provisions of the Declaration with the existing policies and regulations of the "Association" and/or to conform with County requirements (as defined in the "Declaration").

NOW, THEREFORE, the undersigned Developer hereby declares as follows:

1. Annexation. The additional real property described in this Paragraph 1, which additional real property is contiguous to the Property originally described in the Declaration, shall be and is hereby annexed into the Flora Parke development as of the date hereof whereupon the terms and provisions of the Declaration, as hereinafter modified and amended, shall encumber such additional real property as if such lands had originally been designated as part of the Property in the Declaration and, as such, shall be owned held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, reservations, regulations, burdens and liens set forth in the Declaration, as amended. As used in the Declaration, the term, "Property" shall henceforth include the following real property:

FLORA PARKE UNIT 7A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGES 128 THROUGH 131 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. ("Unit 7A")

2. Developer hereby confirms that Unit 7A, as "Future Development Property", is subject to all the terms and provisions contained in the Declaration as amended through the date hereof.

3. **Effect of Amendment.** Except as expressly amended and modified hereby the Declaration, as previously amended, shall remain in full force and effect in accordance with the terms and provisions thereof. In the event the terms and provisions of this EIGHTH Amendment should conflict with the terms and provisions of the Declaration, the terms and provisions of this EIGHTH Amendment shall control.

4. Article VII is hereby amended to add Section 7.14 as follows:


7.14 Construction of Sidewalks. Sidewalks across individual lots, as shown on the approved engineering plans, shall be constructed by the Developer prior to the issuing of a Certificate of Occupancy for the house on the particular lot when the approved engineering plans show a sidewalk is required for that lot. This provision shall apply to the Property, as defined by the Declaration and any amendments thereto, and to any land subsequently annexed to this Declaration.

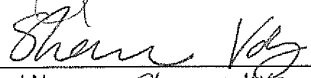
IN WITNESS WHEREOF, this EIGHTH Amendment has been executed as of the date first set forth above by Developer and the other undersigned parties, acting by and through their undersigned officers who are thereunto duly authorized.

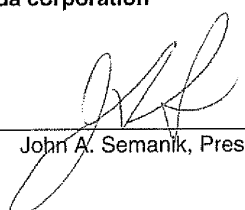
Signed, sealed and delivered
in the presence of:

DEVELOPER:

**FLORA PARKE DEVELOPMENT, INC., a
Florida corporation**


Printed Name: Jennie M. Lesniak

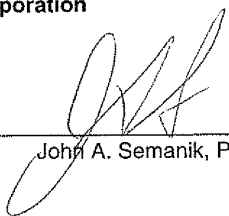

Printed Name: Shannon Volz

By: 
John A. Semanik, President

**FLORA PARKE HOMEOWNERS
ASSOCIATION, INC., a Florida not for profit
corporation**

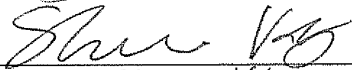

Printed Name: Jennie M. Lesniak

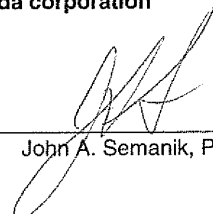

Printed Name: Shannon Volz

By: 
John A. Semanik, President

**SEDA CONSTRUCTION COMPANY, a
Florida corporation**


Printed Name: Jennie M. Lesniak


Printed Name: Shannon Volz

By: 
John A. Semanik, President

STATE OF FLORIDA
DUVAL COUNTY

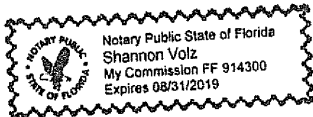
BEFORE ME, the undersigned authority, appeared **JOHN A. SEMANIK**, as President of **FLORA PARKE DEVELOPMENT, INC., a Florida corporation**, on behalf of said corporation, who is personally known to me or has produced _____ as identification, this 13 day of November 2015.



Shannon Volz
 Print Name: Shannon Volz
 Notary Public State of Florida At Large
 Commission No.: FF 914300
 My Commission Expires: 8/31/2019

STATE OF FLORIDA
 DUVAL COUNTY

BEFORE ME, the undersigned authority, appeared **JOHN A. SEMANIK**, as President of **FLORA PARKE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation**, on behalf of said corporation, who is personally known to me or has produced _____ as identification, this 13 day of November, 2015.



Shannon Volz
 Print Name: Shannon Volz
 Notary Public State of Florida At Large
 Commission No.: FF 914300
 My Commission Expires: 8/31/2019

STATE OF FLORIDA
 DUVAL COUNTY

BEFORE ME, the undersigned authority, appeared **JOHN A. SEMANIK**, as President of **SEDA CONSTRUCTION COMPANY, a Florida corporation**, on behalf of said corporation, who is personally known to me or has produced _____ as identification, this 13 day of November, 2015.



Shannon Volz
 Print Name: Shannon Volz
 Notary Public State of Florida At Large
 Commission No.: FF 914300
 My Commission Expires: 8/31/2019