

Prepared by:

*Michael J. McCabe, Esq.
McCabe & Ronsman
110 Solana Road, Suite, 102
Ponte Vedra Beach, Florida 32082*

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

THIS TENTH AMENDMENT AND ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FLORA PARKE ("Tenth Amendment") is made and executed as of the 13 day of MAY, 2020 by **FLORA PARKE DEVELOPMENT, INC., a Florida corporation** ("Developer"), and joined in by **SEDA CONSTRUCTION COMPANY, a Florida corporation**, as the owner of Lots within Unit 7B (as defined herein below), and **FLORA PARKE DEVELOPMENT V, INC., a Florida corporation**, and **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"), 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"), that certain Eighth Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions, as recorded in Official Records Book 2025, at Page 317 ("Eighth Amendment"), and that certain Ninth Amendment and Annexation to Declaration of Covenants, Conditions and Restrictions for Flora Park ("Ninth Amendment") (together, the "Declaration"); and

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 may 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"), and for the purpose of curing any scrivener's error, and any ambiguity in or any or any inconsistency between the provisions contained in the Declaration; and

WHEREAS, Developer, joined by Flora Parke Development V, Inc. and Flora Parke Homeowners Association, Inc, recorded the Fifth Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke in Official Records Book 1545, at Page 42 of the public records of Nassau County, Florida ("Fifth Amendment"), which contained a scrivener's error in paragraph 1 omitting the plat book and page numbers, and Developer desires to correct the scrivener's error.

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 7B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2344, AT PAGES 24 THROUGH 25 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. ("Unit 7B")

2. Developer hereby confirms that Unit 7B, as "Future Development Property," is subject to all the terms and provisions contained in the Declaration as amended through the date hereof.
3. The foregoing Recitations are true and correct and are incorporated herein to correct the scrivener's error in paragraph 1 of the Fifth Amendment and Annexation Amendment to Declaration of Covenants, Conditions and Restrictions for Flora Parke, as recorded in Official Records Book 1545, Pages 42-45 of the public records of Nassau County, Florida, as follows (additions are double underlined and deletions are ~~stricken~~):

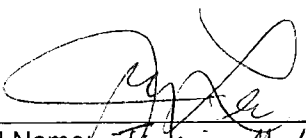

1. Annexation. The additional real property described in this Paragraph 1, which additional real property is contiguous to the Property originally described in the Declaration, shall be and is hereby annexed into the Flora Parke development as of the date hereof whereupon the terms and provisions of 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 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, AT PAGES 335 THROUGH 342 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. ("Unit 5")

4. 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 Tenth Amendment should conflict with the terms and provisions of the Declaration, the terms and provisions of this Tenth Amendment shall control.

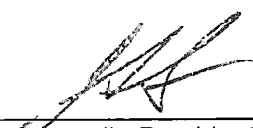
IN WITNESS WHEREOF, this Tenth Amendment has been executed as of the date first set forth above by Developer and the other undersigned parties, acting by and through their undersigned officers who are thereunto duly authorized.

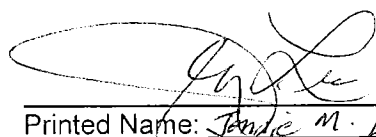

Signed, sealed and delivered
in the presence of:


Printed Name: Jennie M. Lesniak

Printed Name: Shannon Greene

DEVELOPER:

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

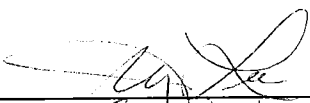

By: 
John A. Semanik, President

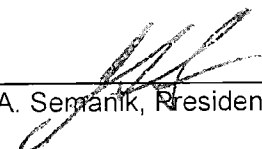

Printed Name: Jennie M. Lesniak

Printed Name: Shannon Greene

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

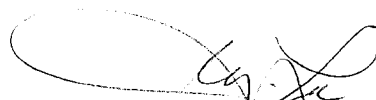

By: 
John A. Semanik, President

**FLORA PARK DEVELOPMENT V, INC., a
Florida corporation**


Printed Name: Jennie M. Lesniak

Printed Name: Shannon Greene

By: 
John A. Semanik, President


**SEDA CONSTRUCTION COMPANY, a
Florida corporation**

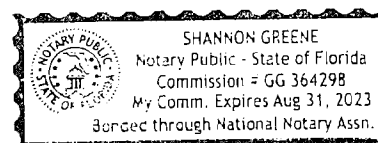

Printed Name: Jennie M. Lesniak

Printed Name: Shannon Greene

By: 
John A. Semanik, President

STATE OF FLORIDA
DUVAL COUNTY

The foregoing instrument was acknowledged before me by means of X physical presence or
____ online notarization, this 18 day of MAY, 2020, by **JOHN A. SEMANIK**, as
President of **FLORA PARKE DEVELOPMENT, INC., a Florida corporation**, on behalf of said
corporation, X who is personally known to me or ____ has produced
____ as identification.


Print Name: Shannon Greene
Notary Public State of Florida At Large
Commission No.: GG364298
My Commission Expires: 8/31/23

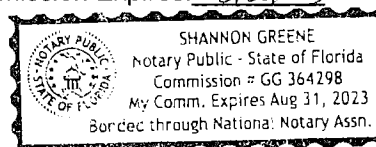


STATE OF FLORIDA
DUVAL COUNTY

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 13 day of MAY, 2020, by **JOHN A. SEMANIK**, as President of **FLORA PARKE HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of said corporation, X who is personally known to me or _____ has produced _____ as identification.

Shannon Greene

Print Name: Shannon Greene
Notary Public State of Florida At Large
Commission No.: GG364298
My Commission Expires: 8/31/23

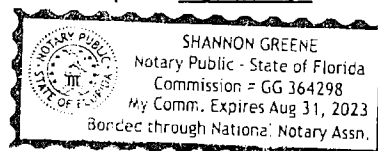


STATE OF FLORIDA
DUVAL COUNTY

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 18 day of MAY, 2020, by **JOHN A. SEMANIK**, as President of **FLORA PARKE DEVELOPMENT V, INC.**, a Florida corporation, on behalf of said corporation, X who is personally known to me or _____ has produced _____ as identification.

Shannon Greene

Print Name: Shannon Greene
Notary Public State of Florida At Large
Commission No.: GG364298
My Commission Expires: 8/31/23



STATE OF FLORIDA
DUVAL COUNTY

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 18 day of MAY, 2020, by **JOHN A. SEMANIK**, as President of **SEDA CONSTRUCTION COMPANY**, a Florida corporation, on behalf of said corporation, X who is personally known to me or _____ has produced _____ as identification.

Shannon Greene

Print Name: Shannon Greene
Notary Public State of Florida At Large
Commission No.: GG364298
My Commission Expires: 8/31/23

