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HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HIDDEN COVE - UNIT ONE

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by 2728 HOLDING CORPORATION, a Nevada corporation, hereinafter referred to as "Declarant".

This Supplemental Declaration shall be binding and inure to the benefit of the Declarant and all parties claiming title to or an interest in HIDDEN COVE - UNIT TWO, according to Plat thereof recorded in Plat Book 50, Page 95B, public records of Duval County, Florida, and HIDDEN COVE - UNIT THREE, according to Plat thereof recorded in Plat Book 50, Page 93A, public records of Duval County, Florida

WHEREAS, Declarant, fka Centex Real Estate Corporation, executed a Declaration of Covenants, Conditions and Restrictions for HIDDEN COVE - UNIT ONE, hereinafter referred to as "Declaration", which is dated November 10, 1995, and recorded in Official Records Volume 8218, beginning at Page 1105; and

WHEREAS, Article IX, Sections 1 and 3, Page 17, of said Declaration provides in relevant part as follows:

Section 1. Declarant's Annexation. For a period up to five (5) years after the date of recording this Declaration, the Declarant shall have the right (without obligation to do so), from time to time and in its sole discretion without the consent or joinder of the Association, any Owner, or mortgagee of any Owner (unless otherwise required by the Federal Housing Administration, the Veteran's Administration, or the Federal National Mortgage Association) to annex to the Property and to include within this Declaration additional land.

Section 3. Supplemental Declarations. Any such additions authorized in Section 1 ... above may be made by filing of record of one or more Supplemental Declarations with respect to the annexed property. A Supplemental Declaration shall contain a statement that the real property that is the subject of the Supplemental Declaration constitutes additional property which is to become a part of the Property subject to this Declaration. Such Supplemental Declaration shall become effective upon being recorded in the public records of Duval County, Florida.

WHEREAS, Declarant is the owner of the following described real estate, which constitute two plats of additional property contiguous to the property described in said Declaration:

All lots shown on Plat of HIDDEN COVE - UNIT TWO, according to Plat thereof recorded in Plat Book 50, Page 95B, public records of Duval County, Florida, and

All lots shown on Plat of HIDDEN COVE - UNIT THREE, according to Plat thereof recorded in Plat Book 50, Page 93A, public records of Duval County, Florida; and

WHEREAS, the time limitation of 5 years from the date of recording of the Declaration has not been exceeded by this Supplemental Declaration.

NOW, THEREFORE, Declarant hereby declares that the following real property is submitted, annexed and added to said Declaration and to the property defined and described therein, and shall be transferred, held, sold, conveyed and developed subject to all the easements, covenants, restrictions, conditions and other terms and provisions of said Declaration to the same extent as though originally submitted thereto:

All lots shown on Plat of HIDDEN COVE - UNIT TWO, according to Plat thereof recorded in Plat Book 50, Page 95B, public records of Duval County, Florida, and

PREPARED BY:
CENTEX HOMES
6620 SOUTH POINT DR. S
SUITE 400
JAX., FL 32216

5 MIN. RETURN
PHONE # 296 4551



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All lots shown on Plat of HIDDEN COVE - UNIT THREE, according to Plat thereof recorded in Plat Book 50, Pages 93A, public records of Duval County, Florida;

AND there is hereby added to the definition of Common Area under said Declaration the following:

No Common Area is added.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 27th day of JANUARY, 1997.

Signed, sealed and delivered in the presence of the following witnesses:

2728 HOLDING CORPORATION
a Nevada Corporation

Diana R. Palmieri
Diana B. Palmieri (print)

Dodd White
TODD WHITE (print)

By [Signature]
Its Division President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27 day of JANUARY, 1997, by DOUBUSSW SMITH, the Division President of 2728 Holding Corporation, a Nevada corporation, on behalf of the corporation. He is personally known to me or has produced N/A as identification, and did take an oath.



SHARON D. GIPSON
MY COMMISSION # CC327257 EXPIRES
November 1, 1997
BONDED THRU TROY FAH INSURANCE, INC.

Sharon D. Gipson
SHARON D. GIPSON (print)
Notary Public
State of Florida