

BRADLEY W. HOGREVE
Attorney at Law
8700 S. Tamiami Trail
Suite 201
Sarasota, FL 94239

**SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR PINEHURST**

①

JML REALTY, INC., a Florida Corporation ("JML"), joined by PINEHURST VILLAGE JOINT VENTURE, a Florida General Partnership (the "Declarant"), pursuant to and in accordance with that certain Declaration of Covenants and Restrictions for PINEHURST recorded in Official Records Book 1390, Page 6913, of the Public Records of Manatee County, Florida (the "Declaration"), as thereafter amended, do hereby amend the Declaration as set forth herein to confirm certain easements previously designated as Common Facilities, to create a drainage easement as part of the Common Facilities, to correct the legal description of such easement area as previously written on the condominium plat for PINEHURST VILLAGE, SECTION ONE, PHASE A, and to acknowledge that certain property which is encumbered with such easements is not otherwise subject to the Declaration and its owners shall not be members of the PINEHURST VILLAGE COMMON FACILITIES ASSOCIATION, INC. (the "Association"). The Declaration is amended as follows:

"1. JML being the fee simple owner of certain real property lying in Manatee County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof, joined by Declarant to evidence its consent, hereby execute this Supplemental Declaration to declare and state that except for the easements set forth herein, the real property described in Exhibit "A" attached is not and shall not be subject to the terms, provisions, covenants, restrictions, reservations, easements, charges and liens set forth in the Declaration.

2. The legal description and location of the easement set forth in Exhibit "B" attached hereto and made a part hereof, modifies amends and supersedes the legal description shown on Sheet 3 entitled "Storm Sewer Easement" (Lake Tract 5 to Northwest) of the plat for PINEHURST VILLAGE, Section One, Phase A, recorded in Condominium Plat Book 26, Page 150, and corrected at Condominium Book 27, Page 125, Public Records of Manatee County, Florida. Further, JML grants a perpetual non-exclusive drainage easement unto the Association over the area described in Exhibit "B" together with the right to install, maintain, repair and replace the drainage pipe and equipment located therein, and Declarant hereby designates such easement and drainage pipe and facilities as Common Facilities.

3. JML, being the fee simple owner of the property described in Exhibit "C" attached, joined by Declarant to evidence its agreement, hereby confirms and ratifies that the non-exclusive Ingress/Egress and Utility Easement set

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forth in Exhibit "C" to the Declaration, which, in part, encompasses the real property described in Exhibit "C" attached, and which was granted and reserved in such Declaration for the benefit of the certain property including the property described in Exhibit "A" attached, is and shall be Common Facilities to be maintained by the Association, and also shall continue to be both a non-exclusive easement reserved unto them and granted for the benefit of the property described in Exhibit "A" attached.

4. As amended hereby, the Declaration shall remain in full force and effect."

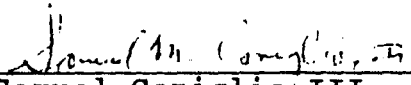
IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 1st day of June, 1994.

Signed, sealed and delivered in the presence of:

JML REALTY, INC., a Florida Corporation

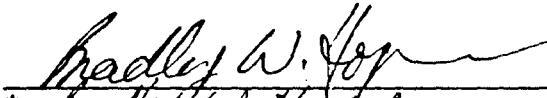


* TIMOTHY S. SHAW
*(Print Name of Witness)

By: 

Samuel Coniglio III
Vice President

Address: 8051 N. Tamiami Trail
Sarasota, FL 34243

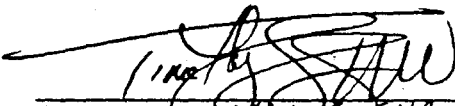


* Bradley W. Hop
*(Print Name of Witness)

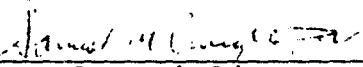
(CORPORATE SEAL)

PINEHURST VILLAGE JOINT VENTURE,
a Florida General Partnership

By: AMERICAN STERLING
ENTERPRISES, INC., a Florida
Corporation, General Partner




* TIMOTHY S. SHAW
*(Print Name of Witness)

Per: 

Samuel Coniglio III
President

Address: 8051 N. Tamiami Trail
Sarasota, FL 34243



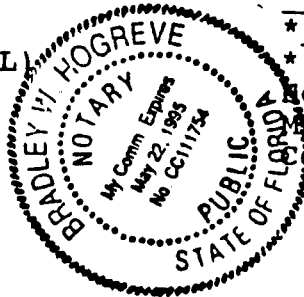
* Bradley W. Hop
*(Print Name of Witness)

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1 day of June, 1994, by SAMUEL CONIGLIO III, as Vice President of JML REALTY, INC., a Florida Corporation, on behalf of the corporation. He is personally known to me or produced as identification and who did not take an oath.

(NOTARIAL SEAL)



Bradley W. Hogreve
*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires _____
Commission Number _____

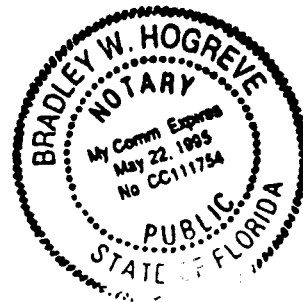
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1 day of June, 1994, by SAMUEL CONIGLIO III, as President of AMERICAN STERLING ENTERPRISES, INC., a Florida Corporation, as General Partner of PINEHURST VILLAGE JOINT VENTURE, a Florida General Partnership, on behalf of the corporation and partnership. He is personally known to me or produced as identification and who did not take an oath.

(NOTARIAL SEAL)

Prepared by:
Timothy S. Shaw
Kirk Pinkerton
720 South Orange Avenue
Sarasota, Florida 34230
(813) 364-2435
gs:\tss\jmlpinch.sup

Bradley W. Hogreve
*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires _____
Commission Number _____



PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE S.00°20'41"E. ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 25.00 FEET; THENCE N.89°18'08"E. ALONG A LINE BEING PARALLEL WITH AND LYING 25.00 FEET SOUTHERLY THEREFROM THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 28, FOR A DISTANCE OF 838.70 FEET; THENCE S.38°14'38"W. ALONG THE EASTERLY LINE OF PINEHURST VILLAGE, SECTION TWO, PHASE D (NOT YET RECORDED) FOR A DISTANCE OF 35.50 FEET FOR THE POINT OF BEGINNING; THENCE S.55°27'52"E. FOR A DISTANCE OF 113.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF OAK RUN (A 50 FOOT WIDE PUBLIC RIGHT OF WAY ALSO KNOWN AS 47TH STREET EAST) AS RECORDED IN OFFICIAL RECORDS BOOK 1272, PAGE 3397 OF MANATEE COUNTY, FLORIDA AND A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N.70°15'26"W. AND A DISTANCE OF 240.00 FEET; THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°48'29" FOR A DISTANCE OF 124.86 FEET TO A POINT ON A CURVE WHICH THE RADIUS POINT LIES S.59°30'53"W. A RADIAL DISTANCE OF 172.00 FEET, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID OAK RUN AND THE NORTHEASTERLY RIGHT OF WAY LINE OF ELEANOR CIRCLE (A 24.00 FOOT WIDE PRIVATE DRIVE); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC THROUGH A CENTRAL ANGLE OF 38°44'21" A DISTANCE 116.29 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE EASTERLY LINES OF PINEHURST VILLAGE, SECTION TWO, PHASE D (NOT YET RECORDED) FOR THE FOLLOWING TWO CALLS, N.28°45'56"E. FOR A DISTANCE OF 21.51 FEET; THENCE N.36°14'38"E. FOR A DISTANCE OF 90.94 FEET TO THE POINT OF BEGINNING; CONTAINING 13418 SQUARE FEET MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT "A"

11/15/2011 10:04 AM

Exhibit " B "

STORM SEWER EASEMENT (LAKE TRACT 5 TO THE NORTHWEST)

A 20 FOOT WIDE STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, SAID STRIP BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHERNMOST CORNER OF THE SOUTHERLY PARCEL OF PINEHURST, SECTION III, A CONDOMINIUM RECORDED IN CONDOMINIUM BOOK 19, PAGES 178 THROUGH 180 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.73°08'31"E. ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR A DISTANCE OF 78.79 FEET TO THE POINT OF BEGINNING; THENCE N.50°50'04"W. FOR A DISTANCE OF 122.01 FEET; THENCE N.26°30'36"W. FOR A DISTANCE OF 227.70 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, EXCLUDING FROM SUCH EASEMENT THAT PORTION LYING ON EITHER SIDE OF THE CENTERLINE WHICH LIES SOUTH AND EAST OF OAK RUN DRIVE, A PUBLIC ROAD RIGHT OF WAY.

BK 1436 PG 3957 FILED AND RECORDED 06/06/1994 3:33PM RECORD VERIFIED
R. B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

INGRESS - EGRESS, UTILITY AND DRAINAGE EASEMENT

A 20 FOOT WIDE EASEMENT FOR INGRESS - EGRESS AND A 40 FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE S.00°20'41"E. ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 362.60 FEET TO THE CENTERLINE OF OAK RUN (A 74 FOOT WIDE PUBLIC RIGHT OF WAY ALSO KNOWN AS 47TH STREET EAST); THENCE N.82°29'53"E. ALONG SAID CENTERLINE A DISTANCE OF 309.16 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N.07°30'07"W. AND A DISTANCE OF 1251.59 FEET; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'45" FOR A DISTANCE OF 129.88 FEET TO THE P.T.; THENCE N.76°33'08"E. FOR A DISTANCE OF 21.89 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S.13°26'52"E. AND A DISTANCE OF 407.70 FEET; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°21'58" FOR A DISTANCE OF 109.34 FEET TO THE P.T.; THENCE S.88°04'54"E. FOR A DISTANCE OF 210.32 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N.01°55'06"E. AND A DISTANCE OF 265.00 FEET; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°17'36" FOR A DISTANCE OF 177.11 FEET TO THE POINT OF BEGINNING: SAID POINT BEING A POINT ON A CURVE OF WHICH RADIUS POINT LIES S.69°18'36"W. AND A DISTANCE OF 160.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 70°51'09" FOR A DISTANCE OF 197.86 FEET; THENCE S.88°27'27"W. FOR A DISTANCE 189.93 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°14'28" AND A RADIUS OF 600.00 FEET; THENCE WESTERLY ALONG THE ARC FOR A DISTANCE OF 13.00 FEET FOR THE POINT OF TERMINATION.

EXHIBIT "C"

**SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR PINEHURST**

JML REALTY, INC., a Florida corporation ("JML") joined by PINEHURST VILLAGE JOINT VENTURE, a Florida general partnership (the "Declarant"), pursuant to and in accordance with that certain Declaration of Covenants and Restrictions for PINEHURST recorded in Official Records Book 1390, Page 6913, of the Public Records of Manatee County, Florida (the "Declaration"), do hereby amend the Declaration as set forth herein to subject additional portions of the Total Property to the Declaration. The covenant and restrictions set forth in the Declaration, as amended herein, shall be deemed to run with the title to the Property, as defined in the Declaration, and shall remain in full force and effect until termination in accordance with the provisions of the Declaration or otherwise according to the laws of the State of Florida. The Declaration is amended as follows:

1. JML being the fee simple owner of certain real property lying in Manatee County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof, joined by Declarant to evidence its consent, hereby execute this Supplemental Declaration to and do hereby subject the real property described in Exhibit "A" attached to the terms, provisions, covenants, restrictions, reservations, easements, charges and liens set forth in the Declaration, which from and after the recording hereof shall be deemed a part of the "Property" as defined in the Declaration.

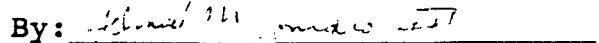
2. As amended hereby, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 15th day of ~~August~~^{September}, 1994.

Signed, Sealed and Delivered
in the Presence of:

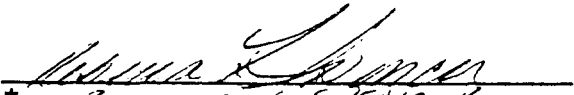
JML REALTY, INC., a Florida
corporation



By: 
Samuel Coniglio, III
Vice President

(*Print Name of Witness)

(CORPORATE SEAL)



(*Print Name of Witness)

LLTTRR IAAA # VVVV UULLL

PINEHURST VILLAGE JOINT VENTURE, a Florida general partnership

By: American Sterling Enterprises, Inc., a Florida corporation, General Partner

Per: Samuel Coniglio, III
Samuel Coniglio, III
Vice President

Timothy S. Shaw
* TIMOTHY S. SHAW
(*Print Name of Witness)

(CORPORATE SEAL)

Rebecca L. Spencer
* REBECCA L. SPENCER
(*Print Name of Witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of ~~August~~^{September}, 1994, by Samuel Coniglio, III, as Vice-President of JML Realty, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification and did/did not take an oath.

(NOTARIAL SEAL)

Rebecca L. Spencer
Notary Public
Print Name REBECCA L. SPENCER
My Commission Expires: 5/27/95
My Commission _____

UN 011410 10 434

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of ~~August~~^{September}, 1994, by Samuel Coniglio, III, as President of AMERICAN STERLING ENTERPRISES, INC., a Florida corporation, as general partner of PINEHURST VILLAGE JOINT VENTURE, a Florida general partnership, who is personally known to me or who has produced _____ as identification and did/did not take an oath.

(NOTARIAL SEAL)

Rebecca L. Spencer
Notary Public
Print Name REBECCA L. SPENCER
My Commission Expires: 5/27/95
My Commission _____

PROPERTY DESCRIPTION

PINEHURST VILLAGE, SECTION ONE, PHASE H

A PARCEL OF LAND SITUATED IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF PINEHURST, SECTION II PHASE A, A CONDOMINIUM RECORDED IN CONDOMINIUM BOOK 18, PAGES 100 THROUGH 106 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OAK RUN (A 50 FOOT WIDE PUBLIC RIGHT OF WAY ALSO KNOWN AS 47TH STREET EAST) AS RECORDED IN OFFICIAL RECORDS BOOK 1272, PAGE 3397 OF SAID PUBLIC RECORDS; THENCE N.01°55'06"E. ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID CONDOMINIUM A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID OAK RUN (THE FOLLOWING THREE CALLS ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE); THENCE N.88°04'54"W A DISTANCE OF 50.86 FEET TO THE POINT OF BEGINNING; THENCE RETURN S.88°04'54"E. A DISTANCE OF 193.32 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°22'02" AND A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC A DISTANCE OF 177.47 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.59°30'53"W. A RADIAL DISTANCE OF 172.00 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 61°03'25" A DISTANCE OF 183.29 FEET; THENCE S.88°27'27"W. A DISTANCE OF 189.93 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°57'47" AND A RADIUS OF 588.00 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 9.88 FEET; THENCE S.01°55'06"W. A DISTANCE OF 130.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.981 OF AN ACRE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Exhibit "A"

FILED IN PUBLIC MAP

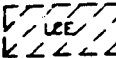




CURVE TABLE

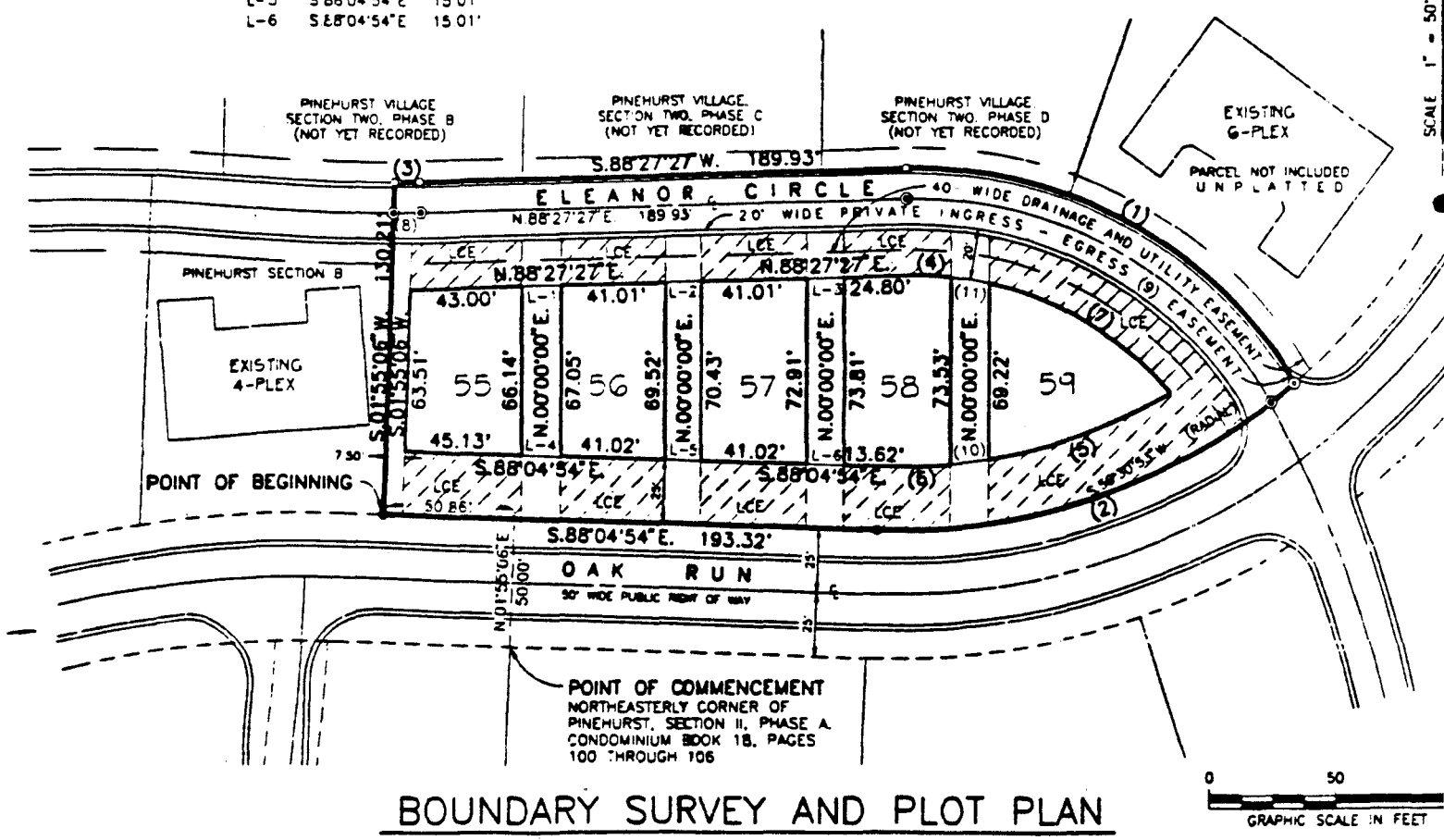
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	172.00'	61°03'25"	183.29'	174.74'	N.61°00'50"W.
2	240.00'	42°22'02"	177.47'	173.45'	N.70°44'05"E.
3	588.00'	00°57'47"	9.88'	9.88'	N.88°56'21"E.
4	130.00'	07°09'14"	16.23'	16.22'	S.87°57'56"E.
5	215.00'	20°27'55"	76.79'	76.39'	N.70°20'46"E.
6	215.00'	07°18'28"	27.42'	27.40'	N.88°15'52"E.
7	130.00'	37°44'07"	85.62'	84.08'	N.58°49'28"W.
8	600.00'	01°00'47"	10.61'	10.61'	N.88°57'51"E.
9	160.00'	61°42'03"	172.30'	164.10'	N.60°41'31"W.
10	215.00'	04°01'55"	15.13'	15.13'	N.82°45'50"E.
11	130.00'	06°41'47"	15.19'	15.19'	N.81°02'25"W.

LINE TABLE

NO.	BEARING	DISTANCE
L-1	N 88°27'27" E.	15.01'
L-2	N 88°27'27" E.	15.01'
L-3	N 88°27'27" E.	15.01'
L-4	S 88°04'54" E.	15.01'
L-5	S 88°04'54" E.	15.01'
L-6	S 88°04'54" E.	15.01'

LEGEND

-  LCE = LIMITED COMMON ELEMENT
-  = 5/8" CAPPED IRON ROD SET - PLS #4911
-  = PK NAIL & DISC SET - PLS #4911
-  = PK NAIL & DISC FOUND
-  = IRON ROAD FOUND



BOUNDARY SURVEY AND PLOT PLAN

THIS SKETCH IS NOT A SURVEY
 AND IS ATTACHED FOR THE SOLE
 PURPOSE OF COMPLIANCE WITH
 SECTION 23.222(4) FLA. STAT.