

Prepared by and Return to:
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McClure Bloodworth, P.L.
81 King Street, Suite A
St. Augustine, FL 32084

**THIRD SUPPLEMENTAL DECLARATION AND AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
VILLAGES OF VALENCIA**

THIS THIRD AMENDMENT (“Third Amendment”) is made effective this 4th day of May, 2015, by **VALENCIA DEVELOPERS, LLC**, a Florida limited liability company, (the “Declarant”), and joined by **VILLAGES OF VALENCIA HOMEOWNERS ASSOCIATION, INC.** a Florida corporation not for profit (the “Association”).

RECITALS:

A. The Declaration of Covenants, Conditions, and Restrictions for Villages of Valencia has previously been recorded in Official Records Book 2953, at page 441, and amended by that Supplemental Declaration and Amendment to Declaration of Covenants and Restrictions for Villages of Valencia as recorded in Official Records Book 3455, Page 425, and that Second Amendment to Declaration of Covenants and Restrictions for Villages of Valencia as recorded in Official Records Book 3504, Page 1878, all of the public records of St. Johns County, Florida (collectively, the “Declaration”).

B. Valencia St. Augustine, LLC, a Florida limited liability company assigned to Declarant all of Valencia St. Augustine, LLC’s rights as “Declarant” under the Declaration, pursuant to that certain Assignment of Development Rights and Designation of Declarant recorded in Official Records Book 4022 Page 1846 of the public records of St. Johns County, Florida.

C. Pursuant to Developer’s Right to amend as set forth in Article XI, Section 25(f) of the Declaration, the undersigned hereby amend the Declaration as more particularly set forth herein.

NOW, THEREFORE, the parties hereby amend the Declaration as follows:

1. **Voting Rights.** Subsection 3(c)(ii) of Article III is hereby amended in its entirety as follows:
 - ii. At such time as ninety percent (90%) of all Lots and Dwelling Units in all phases of Villages of Valencia that will or may be operated by the Association have been conveyed to Owners; or
 - iii. **Ratification.** As specifically amended hereby, all of the terms and provisions of the Declaration, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed and delivered this Second Amendment as of the date and year first above written.

DEVELOPER:

VALENCIA DEVELOPERS, LLC, a Florida limited liability company

Witnesses:

By Its Managing Member Phoenix Development of NE Florida, LLC, a Florida limited liability company

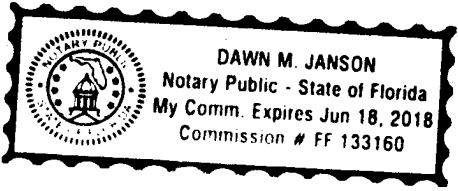
Will Singleton
Name: Will Singleton
Dawn M Janson
Name: Dawn M Janson

By: [Signature]
Name: Chris S. Shee
Its: Manager

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 4 day of May, 2015, by Chris S. Shee, Manager of Phoenix Development of NE Florida, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Dawn M Janson
Notary Public, State of Florida
Name: Dawn M Janson
My Commission Expires: _____
My Commission Number is: _____



ASSOCIATION:

**VILLAGES OF VALENCIA
HOMEOWNERS ASSOCIATION, INC.,** a
Florida corporation not for profit

Witnesses:

Deitt Singleton
Name: Deitt Singleton

Dawn M Janson
Name: Dawn M Janson

By: *Chris S. Shee*
Name: Chris S. Shee
Its: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 4 day of May, 2015, by Chris S. Shee, the President of **VILLAGES OF VALENCIA HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit, on behalf of the company. He is personally known to me or has produced _____ as identification.

Dawn M Janson
Notary Public, State of Florida
Name: Dawn M Janson
My Commission Expires: _____
My Commission Number is: _____

