

Prepared by and return to:
Victoria Lakes, LLC
V. Hawley Smith, Jr., Managing Member
One San Jose Place, Suite 7
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JIM FULLER
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DUVAL COUNTY
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TRUST FUND \$ 1.00

5 MIN RETURN
PHONE # 268 9990

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS FOR
VICTORIA LAKES UNIT TWO

THIS DECLARATION is made on the date hereinafter set forth by Victoria Lakes, LLC, a Florida limited liability company, hereinafter referred to as "Declarant". There are or may be other persons who hold fee simple title or liens against the Properties (as hereinafter defined), who shall not be Declarants, but who shall join the execution of this instrument now or hereinafter to subordinate their rights in the Properties to the force and effect of the terms hereof.

WITNESSETH

WHEREAS, Declarant is the owner in fee simple of all of the Lots described on the Plat of Victoria Lakes Unit Two, according to Plat thereof recorded in Plat Book 56, Pages 76-76C, of the current public records of Duval County, Florida; and

WHEREAS, Declarant previously recorded in O.R. Book 11044, Pages 597 through 616 of the current public records of Duval County, Florida, the Declaration of Covenants, Conditions, Easements and Restrictions for Victoria Lakes, which Declaration encumbers all of the Lots described on the Plat of Victoria Lakes Unit One, according to Plat thereof recorded in Plat Book 55, Pages 96 through 96L of the current public records of Duval County, Florida; and

WHEREAS, Declarant now wishes to state and declare that all of the Lots in Victoria Lakes Unit Two shall be subject to that same Declaration aforementioned;

NOW, THEREFORE, Declarant hereby states and declares that all of the Lots described on the Plat of Victoria Lakes Unit Two, according to Plat thereof recorded in Plat Book 56, Pages 76-76C, of the current public records of Duval County, Florida, shall be held, sold conveyed and occupied subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Victoria Lakes as recorded in O.R. Book 11044, pages 597 through 616 of the current public records of Duval County, Florida, as they may have been amended from time to time, which covenants, restrictions, conditions and easements shall be perpetual in duration unless otherwise provided, all of which are for the purpose of protecting the value and desirability of, and which shall run with the title to, said Lots and shall be binding upon all parties having any right, title or interest in said Properties or any part thereof, their heirs, personal representatives, successors and assigns, and which shall inure to the benefit of the Association and each Owner as those terms are defined within the Declaration.

IN WITNESS WHEREOF, this Declaration has been executed on this 27th day of February, 2004, by Declarant, acting by and through its undersigned officer who is thereunto duly authorized.

Signed, sealed and delivered
In the presence of:

Anne G. Lara
Print Name ANNE G. LARA

Dawn Passmore
Print Name DAWN PASSMORE

VICTORIA LAKES, LLC
a Florida Limited Liability Company

By: Mary Louise Dungey
Mary Louise Dungey
Vice President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 27th day of February, 2004, by Mary Louise Dungey, Vice President of Victoria Lakes, LLC, on behalf of the Limited Liability Company. She is personally known to me and did not take an oath.

Anne G. Lara
Notary Public, State of Florida
My Commission Expires:

