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*[Signature]*  
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T. LEMIEUX

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Rolling Hills Phase Three Homeowners Association, Inc.

DOCUMENT NUMBER: NO4000006325

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Stephen A. Faustini, Esquire

(Name of Contact Person)

Epchurch, Bailey & Upchurch, P.A.

(Firm/ Company)

Post Office Drawer 3007

(Address)

St. Augustine, Florida 32085-3007

(City/ State and Zip Code)

safaustini@bulaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Stephen A. Faustini, Esquire

(Name of Contact Person)

at ( 904 ) 829-9066

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>Enclosed) |
|--|--|---|--|

**Mailing Address**  
Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

FILED

2013 JUN -4 AM 11:11

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Articles of Amendment  
to  
Articles of Incorporation  
of

Rolling Hills Phase Three Homeowners Association, Inc.  
(Name of Corporation as currently filed with the Florida Dept. of State)

NO4000006325

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1806, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

Hidden Lakes of St. Augustine Homeowners Association, Inc. The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:  
(Principal office address **MUST BE A STREET ADDRESS**)

269 North Churchill Drive  
St. Augustine, Florida 32086

C. Enter new mailing address, if applicable:  
(Mailing address **MAY BE A POST OFFICE BOX**)

Same as above

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: \_\_\_\_\_

(Florida street address)

New Registered Office Address:

\_\_\_\_\_, Florida \_\_\_\_\_  
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

*I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.*

\_\_\_\_\_  
*Signature of New Registered Agent, if changing*

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change. Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

Type of Action (Check One)	Title	Name	Address
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

**E. If amending or adding additional Articles, enter change(s) here:**  
*(attach additional sheets, if necessary). (Be specific)*

SEE ATTACHED

**ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF  
ROLLING HILLS PHASE THREE HOMEOWNERS ASSOCIATION, INC., A Non-  
Profit Corporation**

Pursuant to Section 617.1006, Florida Statutes, (2011), the undersigned Florida not-for-profit corporation adopted the following Articles of Amendment to its Articles of Incorporation:

1. The following amendments to the Articles of Incorporation were approved by the affirmative vote of two-thirds of the members existing at the time and present at the meeting, as required by Article XI of the Articles of Incorporation. The number of votes cast in favor of the amendment was sufficient for approval.

2. The Articles of Incorporation are hereby amended as follows:

I. NAME AND DEFINITIONS. The name of this corporation shall be ~~Rolling Hills Phase Three Homeowners Association, Inc.~~ Hidden Lakes of St. Augustine Homeowners Association, Inc. All defined terms contained in these Articles shall have the same meanings as such terms are defined by the ~~Declaration of Covenants and Restrictions for Rolling Hills Phase Three to be recorded in the current public records of St. Johns County, Florida (the "Declaration")~~ as defined herein.

II. PRINCIPAL OFFICE AND MAILING ADDRESS

The location of the corporation's principal office and its mailing address shall be 269 N. Churchill Drive, St. Augustine, Florida 32086, 9283-2 San Jose Blvd., Jacksonville, FL 32257, or at such other place as many be established by resolution of the Association's Board of Directors from time to time.

III. PURPOSES.

The general nature, objects and purposes of the Association are:

A. To provide for the maintenance, presentation and architectural control of the Lots and Common Property within those certain parcels of real property described on Exhibits "A", "B" and "C" attached hereto and by reference incorporated into these Articles (collectively the "Property").

B. To promote matters of common interest and concern of the Owners of property within Rolling Hills Phase Three.

C. To own, maintain, repair and replace the Common Area, including without Limitation the streets, street lights, landscaping, structures, and other improvements

located thereon, for which the obligation to maintain and repair has been delegated to and accepted by the Association.

D. To operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the St. Johns River Management Permit No. 40-108-28437-4 and 40-109-28437-5 and applicable District rules, and to assist in the enforcement of the requirements, restrictions and covenants contained therein.

E. To cooperate with other associations responsible for administration of adjacent or contiguous properties in matters of common interest to the Association and such other associations and to contribute to such common maintenance interests whether within or without the Property.

F. To provide, purchase, acquire, replace, improve, maintain, operate and repair such buildings, structures, landscaping, paving and equipment, and to provide such other services for the benefit of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

G. To operate without profit for the sole and exclusive benefit of its Members.

H. To perform all of the functions contemplated for the Association and undertaken by the Board of Directors pursuant to the terms and conditions of the Declaration, and any and all other Declarations of Covenants and Restrictions applicable to the Property, hereinafter collectively called the "Declaration."

[The remainder of the Articles remain unchanged and in full force and effect].

These Articles of Amendment to the Articles of Incorporation of Rolling Hills Phase Three Homeowners Association, Inc., a Florida not-for-profit corporation, are executed this 30<sup>th</sup> day of May, 2013, by the President and Secretary of the Corporation.

ROLLING HILLS PHASE THREE  
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
Print Name: John J. Heekin  
Its President: PRESIDENT

By: [Signature]  
Print Name: Robert F. Nawrocki  
Its Secretary: SECRETARY

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 30<sup>th</sup> day of MAY, 2013, by John J. Higgins, of Rolling Hills Phase Three Homeowners Association, Inc., as President for the Association, who () is personally known to me or () has produced \_\_\_\_\_ as identification.



Notary Public Debra Beal Franczak

DEBRA BEAL FRANCKZAK  
(Name of Notary printed, typed or stamped)  
My commission number:  
My commission expires:

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 30<sup>th</sup> day of MAY, 2013, by Robert F. Nawrocki, of Rolling Hills Phase Three Homeowners Association, Inc., as Secretary for the Association, who () is personally known to me or () has produced \_\_\_\_\_ as identification.



Notary Public Debra Beal Franczak

DEBRA BEAL FRANCKZAK  
(Name of Notary printed, typed or stamped)  
My commission number:  
My commission expires:



## Exhibit A

### (Rolling Hills Master)

A PARCEL OF LAND LYING IN AND BEING PART OF THE ANTONIO CANOVAS DONATION, SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE, ON THE EAST LINE OF SAID SECTION 48, SOUTH 00 DEGREES 17 MINUTES 25 SECONDS EAST, 578.23 FEET TO THE SOUTH LINE OF A 160-FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 259, PAGES 136 AND 137, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE, ON SAID SOUTH LINE, SOUTH 81 DEGREES 18 MINUTES 18 SECONDS WEST, 474.19 FEET, TO THE POINT OF SAID BEGINNING; THENCE CONTINUE ON SOUTH LINE, SOUTH 81 DEGREES 18 MINUTES 18 SECONDS WEST, 991.79 FEET, THENCE THE FOLLOWING TEN (10) COURSES:

- (1) SOUTH 81 DEGREES 50 MINUTES 5 SECONDS EAST, 129.59 FEET;
- (2) SOUTH 28 DEGREES 09 MINUTES 55 SECONDS WEST, 100.00 FEET
- (3) SOUTH 26 DEGREES 46 MINUTES 53 SECONDS WEST, 60.02 FEET
- (4) SOUTH 28 DEGREES 09 MINUTES 55 SECONDS WEST, 91.93 FEET
- (5) SOUTH 81 DEGREES 18 MINUTES 18 SECONDS WEST, 463.64 FEET
- (6) SOUTH 27 DEGREES 43 MINUTES 00 SECONDS WEST, 35.33 FEET
- (7) SOUTH 88 DEGREES 56 MINUTES 04 SECONDS WEST, 123.33 FEET
- (8) NORTH 81 DEGREES 59 MINUTES 32 SECONDS WEST, 61.28 FEET
- (9) NORTH 69 DEGREES 49 MINUTES 21 SECONDS WEST, 100.09 FEET
- (10) NORTH 20 DEGREES 10 MINUTES 39 SECONDS EAST, 258.42 FEET TO THE SOUTH LINE OF SAID 160-FOOT WIDE EASEMENT; THENCE ON SAID SOUTH LINE, SOUTH 81 DEGREES 18 MINUTES 18 SECONDS WEST, 230.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ROLLING HILLS DRIVE (FORMERLY INDUSTRIAL PARK ROAD), AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, AND A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 80 DEGREES 47 MINUTES 27 SECONDS EAST; THENCE, ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1233.57 FEET AND DELTA OF 15 DEGREES 32 MINUTES 51 SECONDS AN ARC DISTANCE OF 334.73 FEET (SOUTH 16 DEGREES 58 MINUTES 58 SECONDS EAST, 333.71 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 65 DEGREES 14 MINUTES 36 SECONDS EAST, THENCE THE FOLLOWING TEN (10) COURSES:

- (1) NORTH 20 DEGREES 10 MINUTES 39 SECONDS EAST, 103.68 FEET;
- (2) SOUTH 69 DEGREES 49 MINUTES 21 SECONDS EAST, 101.59 FEET;
- (3) SOUTH 81 DEGREES 21 MINUTES 02 SECONDS EAST, 60.10 FEET;
- (4) NORTH 88 DEGREES 56 MINUTES 04 SECONDS EAST, 126.83 FEET;

- (5) SOUTH 18 DEGREES 09 MINUTES 49 SECONDS EAST, 27.41 FEET;
- (6) SOUTH 33 DEGREES 47 MINUTES 42 SECONDS EAST, 100.00 FEET;
- (7) SOUTH 56 DEGREES 12 MINUTES 18 SECONDS WEST, 120.00 FEET;
- (8) SOUTH 03 DEGREES 09 MINUTES 49 SECONDS WEST, 94.80 FEET;
- (9) SOUTH 45 DEGREES 16 MINUTES 41 SECONDS EAST 47.90 FEET;
- (10) SOUTH 44 DEGREES 43 MINUTES 19 SECONDS WEST, 119.60 FEET TO THE  
EASTERLY RIGHT-OF-WAY OF SAID ROLLING HILLS DRIVE AND POINT ON A CURVE.  
SAID POINT HAVING A RADIAL BEARING OF NORTH 46 DEGREES 25 MINUTES 50  
SECONDS EAST. THENCE ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A  
CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 1233.57 FEET AND A DELTA  
OF 01 DEGREE 42 MINUTES 31 SECONDS, AN ARC DISTANCE OF 36.79 FEET (SOUTH 44  
DEGREES 25 MINUTES 26 SECONDS EAST, 36.78 FEET, CHORD BEARING AND  
DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUE ON SAID RIGHT-OF-WAY  
LINE, SOUTH 45 DEGREES 16 MINUTES 41 SECONDS EAST, 378.22 FEET; THENCE, THE  
FOLLOWING SEVENTEEN (17) COURSES:
  - (1) NORTH 44 DEGREES 43 MINUTES 25 SECONDS EAST, 120.15;
  - (2) SOUTH 82 DEGREES 08 MINUTES 53 SECONDS EAST, 100.00 FEET;
  - (3) NORTH 44 DEGREES 43 MINUTES 19 SECONDS EAST, 100.00 FEET;
  - (4) SOUTH 45 DEGREES 16 MINUTES 41 SECONDS EAST, 606.73 FEET;
  - (5) NORTH 01 DEGREE 14 MINUTES 42 SECONDS WEST, 83.42 FEET;
  - (6) NORTH 21 DEGREES 51 MINUTES 37 SECONDS WEST, 400.00 FEET;
  - (7) NORTH 68 DEGREES 08 MINUTES 23 SECONDS EAST, 100.00 FEET;
  - (8) NORTH 62 DEGREES 58 MINUTES 45 SECONDS EAST, 60.24 FEET;
  - (9) NORTH 68 DEGREES 08 MINUTES 23 SECONDS EAST, 106.18 FEET;
  - (10) SOUTH 25 DEGREES 09 MINUTES 14 SECONDS EAST, 77.02 FEET;
  - (11) SOUTH 31 DEGREES 06 MINUTES 39 SECONDS EAST, 216.46 FEET;
  - (12) SOUTH 00 DEGREES 21 MINUTES 24 SECONDS WEST, 126.46 FEET;
  - (13) SOUTH 23 DEGREES 28 MINUTES 09 SECONDS EAST, 119.06 FEET;
  - (14) SOUTH 14 DEGREES 13 MINUTES 29 SECONDS WEST, 218.51 FEET;
  - (15) SOUTH 22 DEGREES 23 MINUTES 49 SECONDS EAST, 127.59 FEET;
  - (16) SOUTH 51 DEGREES 37 MINUTES 16 SECONDS EAST, 22.80 FEET;
  - (17) SOUTH 40 DEGREES 50 MINUTES 52 SECONDS WEST, 243.93 FEET TO THE  
EASTERLY RIGHT-OF-WAY LINE OF SAID ROLLING HILLS DRIVE AND A POINT ON A  
CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 28 DEGREES 14 MINUTES  
43 SECONDS EAST; THENCE, ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A  
CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1233.57 FEET AND A DELTA  
OF 21 DEGREES 10 MINUTES 18 SECONDS, AN ARC DISTANCE OF 455.82 FEET (SOUTH  
72 DEGREES 20 MINUTES 26 SECONDS EAST, 453.23 FEET, CHORD BEARING AND  
DISTANCE) TO A POINT ON SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF  
NORTH 07 DEGREES 04 MINUTES 25 SECONDS EAST, SAID POINT ALSO BEING ON THE  
WESTERLY LINE OF UNIT NO. 2 OF ST. AUGUSTINE HEIGHTS INDUSTRIAL PARK, AS  
RECORDED IN MAP BOOK 19, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF SAID  
COUNTY; THENCE, ON SAID WESTERLY LINE AND THE NORTHERLY PROLONGATION

THEREOF, NORTH 00 DEGREES 01 MINUTE 18 SECONDS EAST, 2114.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 39.664 ACRES, MORE OR LESS, IN AREA.

[SPECIFICALLY INCLUDING LOTS 1 THROUGH 46, INCLUSIVE, ACCORDING TO THE PLAT OF CHELSEA WOODS, UNIT ONE, AS PER MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 31, PAGES 37-43, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.]

## Exhibit B

### (Cottages at Hidden Lakes)

TRACT "A" ACCORDING TO THE PLAT OF CHELSEA WOODS UNIT ONE, AS RECORDED IN MAP BOOK, 31 PAGES 37, 38, 39, 40, 41, 42 AND 43, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND A PART OF THE ANTONIO CANOVAS DONATION, SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 3, CHELSEA WOODS UNIT ONE, THENCE ON THE NORTHWESTERLY LINE OF SAID LOT 3, SOUTH 44 DEGREES 43 MINUTES 19 SECONDS WEST, 119.60 FEET TO A POINT ON A CURVE IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ROLLING HILLS DRIVE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ROLLING HILLS DRIVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1233.57 FEET, AN ARC DISTANCE OF 739.77 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID TRACT "A", CHELSEA WOODS UNIT ONE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 23 MINUTES 21 SECONDS WEST, 728.74 FEET; THENCE NORTH 81 DEGREES 18 MINUTES 18 SECONDS EAST ALONG A NORTHERLY LINE OF SAID TRACT "A", CHELSEA WOODS UNIT ONE, AND ALONG THE SOUTHERLY LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 259, PAGE 136, A DISTANCE OF 1105.01 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID TRACT "A", THENCE SOUTH 07 DEGREES 58 MINUTES 09 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID TRACT "A" AND THE SOUTHERLY PROLONGATION THEREOF (ALSO BEING THE WESTERLY LINE OF CONSERVATION EASEMENT PARCEL "B" AS RECORDED IN SAID OFFICIAL RECORDS IN BOOK 1196, PAGE 762, A DISTANCE OF 162.11 FEET; THENCE SOUTH 28 DEGREES 13 MINUTES 15 SECONDS EAST, ALONG LAST SAID WESTERLY LINE OF CONSERVATION EASEMENT PARCEL "B", 163.93 FEET TO AN ANGLE POINT; THENCE SOUTH 32 DEGREES 04 MINUTES 19 SECONDS EAST, CONTINUING ALONG LAST SAID WESTERLY LINE, 64.69 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, SAID CHELSEA WOODS UNIT ONE; THENCE SOUTH 68 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 125.33 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 52 DEGREES 10

MINUTES 58 SECONDS WEST, ALONG THE NORTHERLY TERMINUS OF NORTH CHURCHILL DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), 62.40 FEET TO THE NORTHEASTERLY CORNER OF LOT 15, SAID CHELSEA WOODS UNIT ONE; THENCE SOUTH 58 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, A DISTANCE OF 109.01 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 08 DEGREES 42 MINUTES 21 SECONDS WEST, ALONG THE EASTERLY LINE OF LOT 14, SAID CHELSEA WOODS UNIT ONE, 39.59 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 81 DEGREES 17 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 14, 13, 12, 11, 10, 9, 8, 7 AND 6, SAID CHELSEA WOODS UNIT ONE (ALSO BEING THE SOUTHERLY LINE OF SAID TRACT "A", CHELSEA WOODS UNIT ONE), 493.24 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE SOUTH 33 DEGREES 47 MINUTES 42 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 22.76 FEET TO THE MOST NORTHERLY CORNER OF LOT 5, CHELSEA WOODS UNIT ONE; THENCE SOUTH 56 DEGREES 12 MINUTES 18 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 5 AND 4, SAID CHELSEA WOODS UNIT ONE, 120.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 4; THENCE SOUTH 03 DEGREES 09 MINUTES 49 SECONDS WEST, ALONG THE WESTERLY TERMINUS OF NORTH CHURCHILL DRIVE (A 60 FOOT RIGHT OF WAY), 94.80 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH CHURCHILL DRIVE; THENCE SOUTH 45 DEGREES 16 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 47.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.71 ACRES, MORE OR LESS.

[SPECIFICALLY INCLUDING LOTS 1 THROUGH 48, INCLUSIVE, ACCORDING TO THE PLAT OF THE COTTAGES AT HIDDEN LAKES RECORDED IN MAP BOOK 54, PAGES 30-34 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.]



**Exhibit C**

**(Rolling Hills Phase Three)**

A PARCEL OF LAND LYING IN AND BEING PART OF THE ANTONIO CANOVAS DONATION, SECTION 48, TOWNSHIP 7 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, CHELSEA WOODS UNIT ONE, AS RECORDED IN MAP BOOK 31, PAGES 37 THROUGH 43, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 44 DEGREES 43 MINUTES 25 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28 A DISTANCE OF 120.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 82 DEGREES 08 MINUTES 53 SECONDS EAST 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF SAID CHELSEA WOODS UNIT ONE; THENCE NORTH 44 DEGREES 43 MINUTES 19 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27 A DISTANCE OF 100.00 FEET TO THE SAID SOUTHEAST CORNER OF LOT 27; THENCE SOUTH 45 DEGREES 16 MINUTES 41 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 28 AND TRACT "B" BOTH OF SAID CHELSEA WOODS - UNIT ONE 606.73 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT "B"; THENCE NORTH 01 DEGREE 14 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT "B" 83.42 FEET; THENCE CONTINUE ON SAID EASTERLY LINE OF TRACT "B" NORTH 21 DEGREES 51 MINUTES 37 SECONDS WEST 400.00 FEET TO THE SOUTHERLY LINE OF LOT 23 OF SAID CHELSEA WOODS - UNIT ONE; THENCE NORTH 68 DEGREES 08 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 23 A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 62 DEGREES 58 MINUTES 45 SECONDS EAST 60.24 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID CHELSEA WOODS - UNIT ONE; THENCE NORTH 68 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 22 A DISTANCE OF 106.18 FEET TO THE WESTERLY LINE OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1196, PAGE 762, OF SAID PUBLIC RECORDS, AND THE WESTERLY LINE TRACT "D" OF SAID CHELSEA WOODS UNIT ONE; THENCE ON THE WESTERLY LINE OF SAID CONSERVATION EASEMENT, THE FOLLOWING SEVEN (7) COURSES; (1) SOUTH 25 DEGREES 09 MINUTES 14 SECONDS EAST, 77.02 FEET; (2) SOUTH 31 DEGREES 06 MINUTES 39 SECONDS EAST, 216.46 FEET; (3) SOUTH 00 DEGREE 21 MINUTES 24 SECONDS WEST, 126.46 FEET; (4) SOUTH 23 DEGREES 28 MINUTES 09 SECONDS EAST, 119.06 FEET; (5) SOUTH 14 DEGREES 13 MINUTES 29 SECONDS WEST, 218.51 FEET; (6) SOUTH 22 DEGREES 23 MINUTES 49 SECONDS EAST, 127.59 FEET; (7) SOUTH 51 DEGREES 37 MINUTES 16 SECONDS EAST, 22.80 FEET TO THE NORTHWESTERLY LINE OF TRACT "C" OF SAID CHELSEA WOODS - UNIT ONE; THENCE SOUTH 40 DEGREES 50 MINUTES

46 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 243.93 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ROLLING HILLS DRIVE, AN 80-FOOT RIGHT OF WAY AS NOW ESTABLISHED, SAID POINT BEING A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1233.57 FEET, A CENTRAL ANGLE OF 16 DEGREES 28 MINUTES 36 SECONDS, AN ARC LENGTH OF 354.74 FEET AND A CHORD BEARING OF NORTH 53 DEGREES 30 MINUTES 58 SECONDS WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 354.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 16 MINUTES 41 SECONDS WEST ALONG SAID ROLLING HILLS DRIVE 759.40 FEET TO THE POINT OF BEGINNING. THE AFOREDESCRIBED PARCEL CONTAINS 10.9 ACRES MORE OR LESS.

[SPECIFICALLY INCLUDING LOTS 96 THROUGH 132, ROLLING HILLS ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 50, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.]