

Prepared by and return to:
WaterMill Master Association, Inc.
4729 U. S. Highway 17, Suite 204
Orange Park, Florida 32003

SEVENTH SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR
WATERMILL AND
NOTICE OF ASSESSMENTS FOR
WATERMILL MASTER ASSOCIATION, INC.

THIS SEVENTH SUPPLEMENTAL DECLARATION is made this 4th day of January, 2005, by WATERMILL, L.L.C., a Florida limited liability company ("Declarant").

R E C I T A L S

A. Declarant, subjected certain lands to the terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for WaterMill and Notice of Assessments or WaterMill Master Association, Inc. recorded in the Official Records Book 9927, page 1781, as amended by the First Amendment recorded in Official Records Book 10245, page 829, the first Supplemental Declaration recorded in Official Records Book 10106, page 933, the second Supplemental Declaration recorded in Official Records Book 10736, page 1388, the third Supplemental Declaration recorded in Official Records Book 10804, page 1960, the fourth Supplemental Declaration recorded in Official Records Book 11009, page 1774, the Fifth Supplemental Declaration recorded in Official Records Book 11591, page 2020, and the Sixth Supplemental Declaration recorded in Official Records Book 11648, page 1519 of the public records of Duval County, Florida ("Declaration").

B. Pursuant to Section 2.2 of the Declaration, The Declarant is authorized to subject other lands contained within the Future Development Property to the terms and conditions of the Declaration by recording Supplemental Declarations.

C. Declarant is the owner of certain lands which are contained within the Future Development Property which are more fully described as all of the lands contained in:

WaterMill Unit Seven-A according to plat thereof recorded in Plat Book 57, Pages 65 through 65-A of the public records of Duval County, Florida ("Unit Seven-A Land"); and,

WaterMill Unit Nine according to plat thereof recorded in Plat Book 57, Pages 66 through 66-D of the public records of Duval County, Florida ("Unit Nine Land");

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The Unit Seven-A and Unit Nine Land is sometimes jointly referred to herein as "Additional Property".

D. Further pursuant to the provisions of Section 2.2 of the Declaration, the Supplemental Declaration may vary the terms of the Declaration by addition, deletion, or modification so as to reflect any unique characteristics of a particular portion of the development of the Additional Property.

NOW THEREFORE, in consideration of the premises the Declarant hereby declares:

1. All Recitals are true and correct

2. The Additional Property is hereby subjected to all terms and conditions of the Declaration and all owners of all or any portion of the Additional Property shall be bound by all such terms and conditions and shall have all rights and obligations set forth herein. The Additional Property shall be held, transferred, conveyed and encumbered in compliance with the terms and conditions of the Declaration, which are covenants running with title to the Additional Property.

3. The following paragraph is hereby added to Section 8.8 of the Declaration:

"The Lots contained in the Unit Seven-A Land shall be improved with dwellings containing not less than Twelve Hundred (1,200) square feet of heated and air conditioned space. The Lots contained in the Unit Nine Land shall be improved with dwellings containing not less than Fourteen Hundred (1,400) square feet of heated and air conditioned space."

The minimum set backs for Unit Seven-A and Unit Nine Land are as follows:

Front Setback	20 feet
Rear Setback	10 feet
Side Setback	5 feet
Side Street Setback	10 feet

4. Except as set forth herein, all terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date first above written.

Signed, sealed and delivered
In the presence of:

WATERMILL, L.L.C., A Florida limited
liability company

Sandra Spencer
Print Name: Sandra Spencer

By: Susan D Wood
Susan D. Wood, Vice President
The Wood Development Company
of Jacksonville Inc., Managing
Member

Shirley Smith
Print Name: SHIRLEY SMITH

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 4th day of January, 2005, by Susan D. Wood, Vice President of The Wood Development Company of Jacksonville, Inc., Managing Member of WATERMILL, L.L.C., a Florida limited liability company, on behalf of the limited liability company. She is personally known to me.

Sandra Spencer

Print Name: Sandra Spencer

Notary Public – State of Florida

My commission expires: _____

Commission number: _____

