

THIS DOCUMENT PREPARED BY AND RETURN TO:
NICHOLAS A. DYAL, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF THE DECLARATION OF COVENANTS AND
RESTRICTIONS FOR SETTLER'S LANDING AT NOCATEE**

[CROSSWATER VILLAGE PHASE 6B]

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of February 19, 2021, by SONOC COMPANY, LLC, a Delaware limited liability company ("Developer"), and is joined by SETTLERS LANDING AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

RECITALS:

A. Developer executed the Declaration of Covenants and Restrictions for Settlers Landing at Nocatee, recorded in Official Records Book 5164, page 1401 of the public records of St. Johns County, Florida (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof.

B. The Association is the entity responsible for administering the terms of the Declaration.

C. Developer is the owner of the land described on Exhibit "A" attached hereto (the "Crosswater Village Phase 6B Property").

D. Section 3.2 of the Declaration allows the Developer to subject the Crosswater Village Phase 6B Property to the terms and provisions of the Declaration without the consent or joinder of any other party, and the Developer desires to subject the Crosswater Village Phase 6B Property to the terms and provisions of the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. **General.** All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. **Addition of Crosswater Village Phase 6B Property.** The Crosswater Village Phase 6B Property is added to the Property under the Declaration, and such land and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, provisions, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time.

3. **Effective Date.** This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

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**SUPPLEMENTARY DECLARATION OF THE DECLARATION OF COVENANTS AND
RESTRICTIONS FOR SETTLER'S LANDING AT NOCATEE**

[CROSSWATER VILLAGE PHASE 6B]

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of February 19, 2021, by **SONOC COMPANY, LLC**, a Delaware limited liability company ("Developer"), and is joined by **SETTLERS LANDING AT NOCATEE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

A. Developer executed the Declaration of Covenants and Restrictions for Settlers Landing at Nocatee, recorded in Official Records Book 5164, page 1401 of the public records of St. Johns County, Florida (the "Declaration"), thereby submitting all of the real property described in the Declaration to the terms thereof.

B. The Association is the entity responsible for administering the terms of the Declaration.

C. Developer is the owner of the land described on **Exhibit "A"** attached hereto (the "Crosswater Village Phase 6B Property").

D. Section 3.2 of the Declaration allows the Developer to subject the Crosswater Village Phase 6B Property to the terms and provisions of the Declaration without the consent or joinder of any other party, and the Developer desires to subject the Crosswater Village Phase 6B Property to the terms and provisions of the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. **General.** All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. **Addition of Crosswater Village Phase 6B Property.** The Crosswater Village Phase 6B Property is added to the Property under the Declaration, and such land and any portion thereof shall be held, transferred, sold and conveyed and occupied subject to all covenants, provisions, restrictions, easements, charges and liens and all other matters as set forth in the Declaration, as the same may be amended from time to time.

3. **Effective Date.** This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

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IN WITNESS WHEREOF, Developer and the Association have caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

SONOC COMPANY, LLC,
a Delaware limited liability company

Julie Baugus
Julie Baugus
(Print Name)

By: Jed V. Davis
Name: Jed V. Davis
Its: President

Dawn Bartman
Dawn Bartman
(Print Name)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 16 day of February, 2021 by means of physical presence or online notarization by Jed V. Davis, the President of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company.

Tina E Miller
Print Name: Tina E Miller
NOTARY PUBLIC, State of Florida at Large
Commission #: _____
My Commission Expires: _____
Personally Known: _____
or Produced I.D.: _____
[check one of the above]
Type of Identification Produced: _____



Signed, sealed and delivered
in the presence of:

Julie Baugus
Julie Baugus
(Print Name)

Dawn Bartman
Dawn Bartman
(Print Name)

**SETTLERS LANDING AT NOCATEE
HOMEOWNERS ASSOCIATION, INC.,** a
Florida not-for-profit corporation

By: [Signature]
Name: Gregory J. Barbour
Its: President

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 16 day of February, 2021 by means of physical presence or online notarization by Gregory J. Barbour, the President of **CROSSWATER AT NOCATEE HOMEOWNERS ASSOCIATION, INC.,** a Florida not-for-profit corporation, on behalf of the corporation.



Tina E Miller
Print Name: Tina E Miller
NOTARY PUBLIC, State of Florida at Large
Commission #: _____
My Commission Expires: _____
Personally Known: _____
or Produced I.D.: _____
[check one of the above]
Type of Identification Produced: _____

EXHIBIT "A"

CROSSWATER VILLAGE PHASE 6B PROPERTY

All lots and other land subject to the plat of Crosswater Village Phase 6B, recorded in Map Book 106, pages 1 through 17, inclusive, of the public records of St. Johns County, Florida.