

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 COVENANTS
AND RESTRICTIONS FOR SETTLER'S LANDING AT NOCATEE**

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of August 11, 2021, by SONOC COMPANY, LLC, a Delaware limited liability company (the "Developer"), and joined by SETTLERS LANDING AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

RECITALS:

A. Developer is the owner of the real property described on Exhibit "A" attached hereto (the "Designated Property").

B. The Designated Property is subject to the provisions and effect of the Declaration of Covenants and Restrictions for Crosswater at Nocatee recorded in Official Records Book 5164, page 1401, of the public records of St. Johns County, Florida, as amended and supplemented (collectively, the "Declaration").

C. Per Section 4.3 of the Declaration, Developer has the right, in its sole discretion, to designate the Designated Property as Common Area under the Declaration.

D. Per Section 4.3 of the Declaration and all other applicable provisions of the Declaration, Developer wishes to enter into this Supplementary Declaration to designate the Designated Property as Common Area under the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Designation of the Designated Property as Common Area.** Developer hereby designates the Designated Property as Common Area under the Declaration. Except as to any lands subsequently removed from the Declaration in accordance with the terms and provisions of the Declaration, the Association shall maintain the Designated Property and any improvements located therein in accordance with any applicable governmental or quasi-governmental permits and approvals, any applicable plats, and the Declaration.

3. **Miscellaneous.** 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

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RECITALS:

A. Developer is the owner of the real property described on **Exhibit "A"** attached hereto (the "Designated Property").

B. The Designated Property is subject to the provisions and effect of the Declaration of Covenants and Restrictions for Crosswater at Nocatee recorded in Official Records Book 5164, page 1401, of the public records of St. Johns County, Florida, as amended and supplemented (collectively, the "Declaration").

C. Per Section 4.3 of the Declaration, Developer has the right, in its sole discretion, to designate the Designated Property as Common Area under the Declaration.

D. Per Section 4.3 of the Declaration and all other applicable provisions of the Declaration, Developer wishes to enter into this Supplementary Declaration to designate the Designated Property as Common Area under the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Designation of the Designated Property as Common Area.** Developer hereby designates the Designated Property as Common Area under the Declaration. Except as to any lands subsequently removed from the Declaration in accordance with the terms and provisions of the Declaration, the Association shall maintain the Designated Property and any improvements located therein in accordance with any applicable governmental or quasi-governmental permits and approvals, any applicable plats, and the Declaration.

3. **Miscellaneous.** 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.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, Developer and the Association have executed and delivered this Supplementary Declaration as of the date and year first above written.

DEVELOPER:

Signed, sealed and delivered in the presence of:

SONOC COMPANY, LLC
a Delaware limited liability company

Dawn Bartman
(Print Name Dawn Bartman)

By: *Harry D. Francis*
Name: Harry D. Francis
Its: Vice President

Lauren Witkovich
(Print Name Lauren Witkovich)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of August, 2021, by Harry D. Francis, the Vice President of SONOC Company, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.



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 _____

ASSOCIATION:

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

Dawn Bartman
(Print Name Dawn Bartman)

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

Lauren Witkovich
(Print Name Lauren Witkovich)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of August, 2021, by Gregory J. Barbour the President of by **SETTLERS LANDING AT NOCATEE HOMEOWNERS ASSOCIATION, INC.**, not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



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"

DESIGNATED PROPERTY

Tracts "B1", "B2", "D1", "D2", "E", "F", "G", "H", "I", "J", "K", "L", "M", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", and "DD", as shown on the plat of Crosswater Village Phase 6A, recorded in Map Book 105, pages 1 through 28, of the public records of St. Johns County, Florida.

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", and "N", as shown on the plat of Crosswater Village Phase 6B, recorded in Map Book 106, pages 1 through 17, of the public records of St. Johns County, Florida.