

THIS DOCUMENT PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF THE DECLARATION OF COVENANTS AND
RESTRICTIONS FOR TWENTY MILE EAST**

[TWENTY MILE AT NOCATEE PHASE 4C]

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of March 6, 2017, by **HYDRY COMPANY, LLC**, a Delaware limited liability company ("Developer"), and is joined by **TWENTY MILE EAST HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

A. Developer executed the Declaration of Covenants and Restrictions for Twenty Mile East, recorded in Official Records Book 4170, page 723 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 "Twenty Mile Phase 4C Property").

D. Section 3.2 of the Declaration allows the Developer to subject the Twenty Mile Phase 4C 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 Twenty Mile Phase 4C 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 Twenty Mile Phase 4C Property.** The Twenty Mile Phase 4C 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 TWENTY MILE EAST**

[TWENTY MILE AT NOCATEE PHASE 4C]

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of February March 6, 2017, by **HYDRY COMPANY, LLC**, a Delaware limited liability company ("Developer"), and is joined by **TWENTY MILE EAST HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

A. Developer executed the Declaration of Covenants and Restrictions for Twenty Mile East, recorded in Official Records Book 4170, page 723 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 "Twenty Mile Phase 4C Property").

D. Section 3.2 of the Declaration allows the Developer to subject the Twenty Mile Phase 4C 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 Twenty Mile Phase 4C 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 Twenty Mile Phase 4C Property.** The Twenty Mile Phase 4C 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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Signed, sealed and delivered
in the presence of:

**TWENTY MILE EAST HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-profit
corporation

Jill Whaler
Jill Whaler
(Print Name)

Carling Portak
Carling Portak
(Print Name)

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

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 4 day of March, 2017 by Gregory J. Barbour, the President of **TWENTY MILE EAST 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"

TWENTY MILE PHASE 4C PROPERTY

All lots and other land shown on the plat of Twenty Mile at Nocatee Phase 4C, recorded in Map Book 83, pages 77 through 82, inclusive, of the public records of St. Johns County, Florida.