

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
THOMAS M. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FLORIDA 32202

**SUPPLEMENTARY DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR SILVERLEAF MASTER AND SECOND AMENDMENT**

THIS SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVERLEAF MASTER AND SECOND AMENDMENT ("Supplementary Declaration") is made effective October 14, 2019, by **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company ( the "**Declarant**"), having an address of 111 Nature Walk Parkway, Suite 104, St. Augustine, Florida 32092.

**RECITALS:**

A. The Declarant has executed the Declaration of Covenants and Restrictions for Silverleaf which is recorded in Official Records Book 4743, page 1063, of the public records of St. Johns County, Florida (together, the "**Declaration**"), thereby submitting all of the real property described in the Declaration to the terms thereof.

B. Section 3.2 of the Declaration permits the Declarant, in its sole discretion, to subject additional land to all terms, conditions and provisions contained in the Declaration, and the Declarant desires to hereby subject the land more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Annexed Property**").

C. Pursuant to Section 12.7 of the Declaration, the Declarant has the unilateral right to amend the Declaration without the consent or joinder of any other party in any manner which does not materially and adversely affect the value of any Lot or other building parcel located within the Property. The Declarant desires to amend the Declaration as more particularly described hereafter.

**NOW THEREFORE**, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplementary Declaration that are not otherwise defined herein shall have the same meanings as such terms are defined in the Declaration.

2. The Annexed Property and any portion thereof shall be held, transferred, sold, conveyed and occupied subject to all covenants, restrictions, easements, charges, liens and all other matters as set forth in the Declaration, as it may be amended from time to time. In the event of any conflict between the terms of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

3. The first clause of Section 2.2 of the Declaration is hereby amended in its entirety as follows:

The Silverleaf Master Owner's Association, Inc., a Florida corporation not-for-profit, and its successors and assigns.

4. This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. Except as specifically supplemented and amended hereby, the Declaration shall remain in full force and effect as originally executed and recorded.

**IN WITNESS WHEREOF**, the Declarant has caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered  
in the presence of the following witnesses:

**WHITE'S FORD TIMBER, LLC**, a Florida  
limited liability company

By: Hutson Management, Inc., a Florida  
corporation, its Manager

Sherry Kehoe  
Name Printed: Sherry Kehoe

By: John G. Metcalf  
Name Printed: John G. Metcalf  
Title: Vice President

Kathy Merrow  
Name Printed: Kathy Merrow

STATE OF FLORIDA FL }

COUNTY OF St. Johns }

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2019, by John G. Metcalf, the Vice President of Hutson Management, Inc., a Florida corporation, the Manager of **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company, on behalf of the corporation and on behalf of the company.



KATHERINE MERROW  
Commission # GG 295065  
Expires January 24, 2023  
Bonded Thru Budget Notary Services

Katherine Merrow  
(Print Name Katherine Merrow)  
NOTARY PUBLIC, State of Florida  
Commission # GG 295065  
My Commission Expires: 01/24/23  
Personally Known X  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_

**EXHIBIT A****Parcel 17C**

A portion of Section 5, Township 6 South, Range 28 East, together with a portion of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 32; thence North  $88^{\circ}41'52''$  East, along the Southerly line of said Section 32, a distance of 2079.63 feet; thence South  $01^{\circ}18'08''$  East, departing said Southerly line, 198.29 feet to the Point of Beginning.

From said Point of Beginning, North  $42^{\circ}05'05''$  East, 530.00 feet; thence North  $47^{\circ}54'55''$  West, 619.11 feet; thence North  $42^{\circ}05'05''$  East, 80.00 feet; thence South  $47^{\circ}54'55''$  East, 619.11 feet; thence North  $42^{\circ}05'05''$  East, 225.97 feet; thence North  $29^{\circ}53'57''$  East, 128.11 feet; thence North  $02^{\circ}41'00''$  East, 167.07 feet; thence South  $81^{\circ}41'13''$  East, 1721.87 feet; thence Due South, 614.45 feet; thence South  $61^{\circ}28'01''$  West, 947.64 feet; thence South  $59^{\circ}39'10''$  West, 868.68 feet to a point on a curve concave Southwesterly having a radius of 2925.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $08^{\circ}19'14''$ , an arc length of 424.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $34^{\circ}53'07''$  West, 424.40 feet; thence North  $05^{\circ}11'53''$  East, 35.67 feet; thence North  $49^{\circ}40'52''$  East, 91.25 feet; thence North  $40^{\circ}19'08''$  West, 80.00 feet; thence South  $49^{\circ}40'52''$  West, 91.25 feet; thence North  $85^{\circ}50'09''$  West, 35.67 feet to a point on a curve concave Southwesterly having a radius of 2925.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $06^{\circ}19'24''$ , an arc length of 322.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $44^{\circ}45'14''$  West, 322.64 feet; thence North  $47^{\circ}54'55''$  West, 268.89 feet to the Point of Beginning.

Containing 57.49 acres, more or less.