

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 FIRST AMENDMENT**

THIS SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVERLEAF MASTER AND FIRST AMENDMENT ("Supplementary Declaration") is made effective July 8th, 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. The Declarant owns all of the real property now subject to the Declaration and pursuant to Section 12.7 of the Declaration, the Declarant has the unilateral right to amend the Declaration. 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. Section 5.5 of the Declaration is hereby amended in its entirety as follows:

5.5 Capital Contributions Upon any conveyance by any Owner to any party (the "Buying Party") of any completed Residential Dwelling Unit, the Buying Party shall be required to make a capital contribution to the Association in a sum determined by the Board from time to time. The initial amount of the capital contribution shall be Three Hundred and No/100 Dollars (\$300.00). Capital contributions collected pursuant to this Section 5.5 may be used for any purpose reasonably contemplated by this Declaration or the Association's Articles of Incorporation or Bylaws, as determined in the reasonable discretion of the Association's Board of Directors.

3. 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

A. K.
Name Printed: Andrei Korotkov

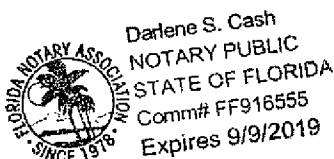
By: John G. Metcalf
Name Printed: John G. Metcalf
Title: Vice President

Darlene S. Cash
Name Printed: Darlene S. Cash

STATE OF FLORIDA }

COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 8th day of July, 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.



Darlene S. Cash
(Print Name _____)

NOTARY PUBLIC, State of Florida

Commission # _____

My Commission Expires: _____

Personally Known _____

or Produced I.D. _____

[check one of the above]

Type of Identification Produced _____

EXHIBIT A**(Annexed Property)****Parcel 3**

A portion of Sections 30 and 31, and a portion of Section 41 of the William Harvey Grant, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Johns Creek~Phase 2, as depicted on the plat thereof, recorded in Map Book 64, pages 3 through 14, of the Public Records of said county, said corner lying on the Westerly right of way line of St. Johns Parkway (County Road No. 2209), as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, pages 23 through 43, of said Public Records; thence Southerly along said Westerly right of way line the following 3 courses: Course 1, thence South $02^{\circ}44'02''$ East, 17.48 feet to the point of curvature of a curve concave Easterly having a radius of 3150.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of $09^{\circ}55'44''$, an arc length of 545.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}41'54''$ East, 545.18 feet; Course 3, thence South $12^{\circ}39'46''$ East, 203.32 feet; thence North $83^{\circ}56'13''$ East, departing said Westerly right of way line, 252.29 feet to a point lying on the Easterly right of way line of said St. Johns Parkway and the Point of Beginning.

From said Point of Beginning, thence continue North $83^{\circ}56'13''$ East, along said Easterly right of way line of St. Johns Parkway and its Easterly prolongation, 894.65 feet; thence South $65^{\circ}29'17''$ East, 2059.15 feet to a point lying on the Westerly right of way line of Leo Maguire Parkway, as depicted on the plat of Glen St. Johns Phase 1, recorded in Map Book 63, pages 1 through 13, of said Public Records; thence South $26^{\circ}21'28''$ West, along said Westerly right of way line, 28.90 feet to the point of curvature of a curve concave Easterly having a radius of 5790.00 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $08^{\circ}14'24''$, an arc length of 832.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}14'16''$ West, 831.97 feet; thence South $18^{\circ}07'04''$ West, continuing along said Westerly right of way line and its Southerly prolongation, 2415.00 feet; thence South $28^{\circ}50'06''$ East, 164.21 feet; thence South $18^{\circ}07'04''$ West, 546.49 feet; thence South $58^{\circ}21'59''$ West, 75.00 feet to a point lying on said Easterly right of way line of St. Johns Parkway; thence Northwesterly along said Easterly right of way line the following 9 courses: Course 1, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 9149.98 feet, through a central angle of $14^{\circ}38'15''$, an arc length of 2337.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $24^{\circ}18'53''$ West, 2331.22 feet; Course 2, thence North $35^{\circ}55'27''$ East, 30.20 feet; Course 3, thence North $88^{\circ}45'57''$ East, 37.39 feet; Course 4, thence North $01^{\circ}14'03''$ West, 130.00 feet; Course 5, thence South $88^{\circ}45'57''$ West, 72.67 feet; Course 6, thence North $53^{\circ}34'33''$ West, 39.58 feet to a point on a curve concave Easterly having a radius of 9149.98 feet; Course 7, thence Northerly along the arc of said curve, through a central angle of $03^{\circ}14'22''$, an arc length of 517.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $14^{\circ}13'11''$ West, 517.27 feet; Course 8, thence North $12^{\circ}35'59''$ West, 1739.48 feet to the point of curvature of a curve concave Easterly having a radius of 2900.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of $01^{\circ}04'15''$, an arc length of 54.20 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $12^{\circ}03'52''$ West, 54.20 feet.

Containing 153.76 acres, more or less.