

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 CENTRAL**

[TWENTY MILE AT NOCATEE PHASE 3A]

THIS SUPPLEMENTARY DECLARATION (this “Supplementary Declaration”) is made effective as of May 13, 2016, by **HYDRY COMPANY, LLC**, a Delaware limited liability company (“Developer”), and is joined by **TWENTY MILE CENTRAL HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”).

RECITALS:

- A. Developer executed the Declaration of Covenants and Restrictions for Twenty Mile Central, recorded in Official Records Book 4091, page 1523 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 3A Property”).
- D. Section 3.2 of the Declaration allows the Developer to subject the Twenty Mile Phase 3A 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 3A 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 3A Property.** The Twenty Mile Phase 3A 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:

HYDRY COMPANY, LLC,
a Delaware limited liability company

Carling Portak
Carling Portak
(Print Name)

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

Rachel Ackerman
Rachel Ackerman
(Print Name)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 16 day of May, 2016 by Jed V. Davis, the Vice President of **HYDRY 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:

Carley Bertels
Carling Portak
(Print Name)

Mimi Adkins
Rachel Ackerman
(Print Name)

**TWENTY MILE CENTRAL 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 May, 2016 by Gregory J. Barbour, the President of **TWENTY MILE CENTRAL 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 3A PROPERTY

All lots and other land shown on the plat of Twenty Mile at Nocatee Phase 3A, recorded in Map Book 79, pages 48 through 63, inclusive, of the public records of St. Johns County, Florida.