

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 WEST END PHASE ONE**

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of JUNE 8, 2021, by SONOC COMPANY, LLC, a Delaware limited liability company (the "Developer"), and joined by WEST END 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") and the real property described on **Exhibit "B"** attached hereto (the "Additional Property")

B. The Designated Property is subject to the provisions and effect of the Declaration of Covenants and Restrictions for West End Phase One recorded in Official Records Book 5076, page 658, 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. Section 3.2 of the Declaration allows the Developer to subject the Additional Property to the terms and provisions of the Declaration without the consent or joinder of any other party.

E. Per Sections 3.2 and 4.3 of the Declaration and all other applicable provisions of the Declaration, Developer wishes to enter into this Supplementary Declaration to (i) designate the Designated Property as Common Area under the Declaration; and (ii) subject the Additional Property to the terms and provisions of 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. **Addition of Additional Property.** The Additional 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. **Designation of the Designated Property to the 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.

4. **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

Julie Bangus
(Print Name Julie Bangus)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of June, 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:

WEST END AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Dawn Bartman
(Print Name Dawn Bartman)

Julie Baagus
(Print Name Julie Baagus)

By: [Signature]
Gregory J. Barbour, President

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of June, 2021, by Gregory J. Barbour, the President of by **WEST END 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 "D", "F", and "G" and Park House Lane, Sanibel Lane, Paris Lane, and Reunion Trail, as shown on the plat of Town Center West End Phase 1, recorded in Map Book 103, pages 66 through 72, of the public records of St. Johns County, Florida.

EXHIBIT "B"

ADDITIONAL PROPERTY

Tract "D", as shown on the plat of Town Center West End Phase 1, recorded in Map Book 103, pages 66 through 72, of the public records of St. Johns County, Florida.