

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 30, 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A. Developer is the owner of the real property described on **Exhibit "A"** attached hereto (the "Withdrawn Property").

B. The Withdrawn Property is subject to the provisions and effect of the Declaration of Covenants and Restrictions for West End Phase One recorded in Official Records Book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 Designed Property as Common Area under the Declaration.

D. Per Section 3.3 of the Declaration, the Developer, as the holder of a majority of the votes in the Association, may release the Withdrawn Property from the provisions and effect of the Declaration.

E. Per Section 3.3 of the Declaration and all other applicable provisions of the Declaration, Developer wishes to enter into this Supplementary Declaration to release the Withdrawn Property from the terms and provisions of the Declaration.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. **Release of the Withdrawn Property from the Declaration.** Developer hereby releases the Withdrawn Property from the terms of the Declaration, and accordingly, the Withdrawn Property shall no longer be subject to the covenants, restrictions, easements, charges, liens or any other matters set forth in the Declaration.

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1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Release of the Withdrawn Property from the Declaration.** Developer hereby releases the Withdrawn Property from the terms of the Declaration, and accordingly, the Withdrawn Property shall no longer be subject to the covenants, restrictions, easements, charges, liens or any other matters set forth in the Declaration.

3. **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

Julie Baugus  
(Print Name Julie Baugus)

By: Harry D. Francis  
Name: Harry D. Francis  
Its: Vice President

Lauren Witkaich  
(Print Name Lauren Witkaich)

STATE OF FLORIDA )  
)SS  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of June, 2021, by Harry D. Francis, the V. P. 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

Julie Baugus  
(Print Name Julie Baugus)

Lauren Witkoich  
(Print Name Lauren Witkoich)

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 28 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"**

**WITHDRAWN PROPERTY**

All lots and other land shown on the plat of Town Center West End Phase 1 Replat as recorded in Map Book 107, pages 18 and 19 (inclusive) of the public records of St. Johns County, Florida.