

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 8<sup>th</sup>, 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

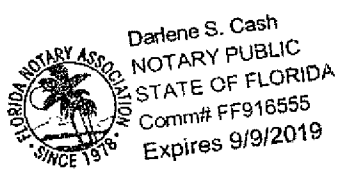
By: Hutson Management, Inc., a Florida corporation, its Manager

*A. K.*  
Name Printed: Andrei Korotkov  
*Darlene S. Cash*  
Name Printed: Darlene S. Cash

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

STATE OF FLORIDA }  
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 8<sup>th</sup> 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°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°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°41'54" East, 545.18 feet; Course 3, thence South 12°39'46" East, 203.32 feet; thence North 83°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°56'13" East, along said Easterly right of way line of St. Johns Parkway and its Easterly prolongation, 894.65 feet; thence South 65°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°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°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°14'16" West, 831.97 feet; thence South 18°07'04" West, continuing along said Westerly right of way line and its Southerly prolongation, 2415.00 feet; thence South 28°50'06" East, 164.21 feet; thence South 18°07'04" West, 546.49 feet; thence South 58°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°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°18'53" West, 2331.22 feet; Course 2, thence North 35°55'27" East, 30.20 feet; Course 3, thence North 88°45'57" East, 37.39 feet; Course 4, thence North 01°14'03" West, 130.00 feet; Course 5, thence South 88°45'57" West, 72.67 feet; Course 6, thence North 53°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°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°13'11" West, 517.27 feet; Course 8, thence North 12°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°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°03'52" West, 54.20 feet.

Containing 153.76 acres, more or less.