

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 CROSSWATER AT NOCATEE**

**[CROSSWATER VILLAGE PHASE 2]**

**THIS SUPPLEMENTARY DECLARATION** (this “Supplementary Declaration”) is made effective as of September 1<sup>st</sup>, 2019, by **SONOC COMPANY, LLC**, a Delaware limited liability company (“Developer”), and is joined by **CROSSWATER AT NOCATEE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”).

**RECITALS:**

A. Developer executed the Declaration of Covenants and Restrictions for Crosswater at Nocatee, recorded in Official Records Book 4410, page 1403 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 “Crosswater Village Phase 2 Property”).

D. Section 3.2 of the Declaration allows the Developer to subject the Crosswater Village Phase 2 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 Crosswater Village Phase 2 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 Crosswater Village Phase 2 Property.** The Crosswater Village Phase 2 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.

***[This Space Intentionally Left Blank]***

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:

SONOC COMPANY, LLC, a Delaware limited liability company

Bulle Green  
Brooke Green  
(Print Name)

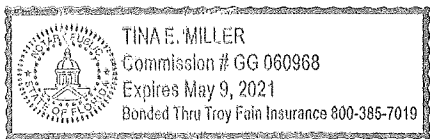
Julie Baugus  
Julie Baugus  
(Print Name)

By: [Signature]  
Name: Jed Davis  
Its: President

STATE OF FLORIDA )  
  )SS  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2019 by Jed Davis, the President of SONOC 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:

Bruce Lowm  
Brocke Green  
(Print Name)

Julie Baugus  
Julie Baugus  
(Print Name)

**CROSSWATER AT NOCATEE  
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 18<sup>th</sup> day of September, 2019 by Gregory J. Barbour, the President of **CROSSWATER AT NOCATEE 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"**

**CROSSWATER VILLAGE PHASE 2 PROPERTY**

All lots and other land shown on the plat of Crosswater Village Phase 2, recorded in Map Book 97, pages 63 through 79, inclusive, of the public records of St. Johns County, Florida.

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