

THIS DOCUMENT PREPARED BY AND RETURN TO:
NICHOLAS A. DYAL, 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**

[CROSSWATER VILLAGE PHASE 1B]

THIS SUPPLEMENTARY DECLARATION (this “Supplementary Declaration”) is made effective as of April 9, 2018, 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, 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 Phase 1B Property”).

D. Section 3.2 of the Declaration allows the Developer to subject the Crosswater Phase 1B 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 Phase 1B 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 Phase 1B Property.** The Crosswater Phase 1B 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:

SONOC COMPANY, LLC, a Delaware limited liability company

Belle Cuper
Broke Carter
(Print Name)

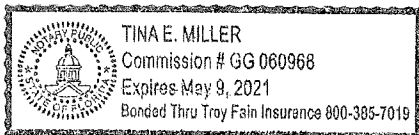
By: [Signature]
Name: Jed V. Davis
Its: Vice President

Anna L
Anna Lewis
(Print Name)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 9th day of April, 2018, by Jed V. Davis, the Vice 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:

**CROSSWATER AT NOCATEE
HOMEOWNERS ASSOCIATION, INC.,** a
Florida not-for-profit corporation

Brooke Charles
(Print Name)

Anna Lewis
(Print Name)

By: [Signature]
Name: Gregory J. Barbour
Its: President

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 9th day of April, 2018, 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 PHASE 1B PROPERTY

All lots and other land shown on the plat of Crosswater Village Phase 1B, recorded in Map Book 88, pages 1 through 32, inclusive, of the public records of St. Johns County, Florida.