

This Instrument Prepared by and Return To:

Sandra E. Krumbein Sadov, Esquire
Shutts & Bowen LLP
200 East Broward Boulevard, Suite 2100
Fort Lauderdale, Florida 33301

*Cross reference to Declaration recorded in Official Records
Book 4349, Page 1690, et seq., of the Public Records of Clay
County, Florida*

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**SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR WILLOW SPRINGS
(Willow Springs Phase 2)**

This instrument ("Supplemental Declaration") is made as of this 13TH day of October, 2021, by FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("Declarant"), having an office located at 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610.

WHEREAS, Declarant has executed and recorded in Official Records Book 4349, Page 1690, of the Public Records of Clay County, Florida ("County"), that certain "Declaration of Covenants, Conditions, Restrictions and Easements for Willow Springs," as the same may have been and may be amended (hereinafter referred to as the "Declaration"); and

WHEREAS, the Declaration subjects the property described in Exhibit "A" thereto to the easements, restrictions, covenants and conditions of the Declaration; and

WHEREAS, Section 3.1 of the Declaration provides that Declarant may from time to time, in its sole discretion, add real property to the Declaration by recording a "Supplemental Declaration" in the Public Records of the County, describing the property being subjected, without the consent of any "Owner" or the "Association" (all such terms as defined in the Declaration), except the owner of such property, if other than Declarant; and

WHEREAS, Declarant, as the owner of the real property described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as "Additional Property"), now desires to add said Additional Property to Willow Springs and the provisions of the Declaration.

NOW, THEREFORE, Declarant, as owner of the Additional Property described on Exhibit "A" hereby makes this Supplemental Declaration and declares:

1. The recitations herein set forth are true and correct and are incorporated herein by reference.
2. The definitions provided in the Declaration are incorporated herein by reference.
3. The Additional Property described on **Exhibit "A"** is hereby designated a part of Willow Springs and shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration.
4. Declarant hereby declares that all of the Additional Property designated on **Exhibit "A"** to this Supplemental Declaration is part of the Property and is therefore subject to the applicable land use covenants and the benefits and burdens established under the Declaration as fully as though it were originally designated as Property in the Declaration.
5. Declarant hereby declares that a portion of the Additional Property designated on **Exhibit "A"** as "Lots" shall constitute Lots under the Declaration.
6. Declarant hereby declares that a portion of the Additional Property designated on **Exhibit "A"** as "Common Area" shall constitute Common Area under the Declaration.
7. Except as otherwise specifically set forth in this Supplemental Declaration, in the event of any conflict between the provisions of this Supplemental Declaration and the provisions of the Declaration, the provisions of the Declaration shall control.
8. This Supplemental Declaration shall become effective upon recording amongst the Public Records of the County.

[Signatures appear on following page]

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the day, month and year first above written.

WITNESSES:

DECLARANT:

Beth A. Grossman
 Signature
 Print Name: Beth A. Grossman

H. Allen
 Signature
 Print Name: Heather L. Allen

FORESTAR (USA) REAL ESTATE GROUP INC.,
a Delaware corporation

By: Sarah Wicker
 Name: Sarah Wicker
 Its: Vice President

STATE OF FLORIDA)
) SS
 COUNTY OF St. Johns)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Sarah Wicker the Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of October, 2021.

H. Allen
 Notary Public, State of Florida at Large

Heather L. Allen
 Typed, Printed or Stamped Name of Notary Public

My Commission Expires:
7/20/2024

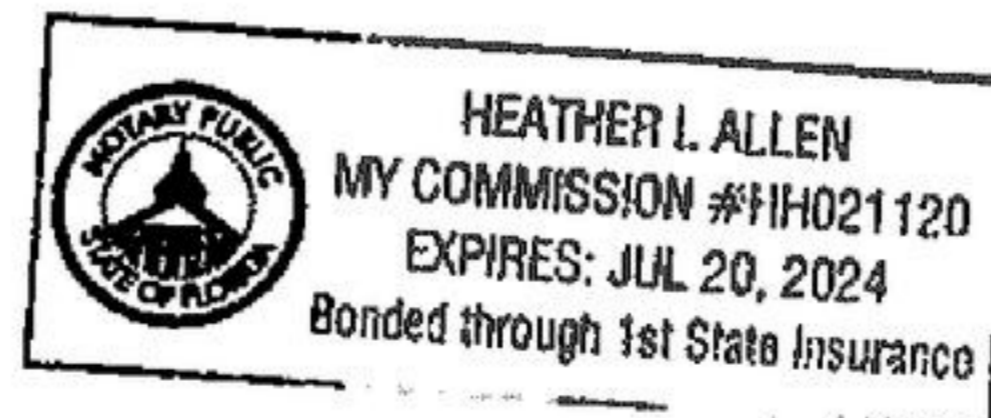


EXHIBIT A

Legal Description of Additional Property

LOTS

Lots 12 through 38, inclusive, Lots 90 through 117, inclusive, Lots 190 through 194, inclusive, and Lots 301 through 363, inclusive, of WILLOW SPRINGS PHASE 2, according to the plat thereof, as recorded in Plat Book 63, Page 11 of the Public Records of Clay County, Florida.

TOGETHER WITH

COMMON AREA

Tracts "B-1," "B-2," "B-3," "CO-1," "CO-2," "CO-3," "CO-4," "R-1," "ST-1," "U-1," "U-2," "U-3," "U-4," "U-5," "W-1" and "W-2" of WILLOW SPRINGS PHASE 2, according to the plat thereof, as recorded in Plat Book 63, Page 11 of the Public Records of Clay County, Florida.