

This instrument prepared by and
after recording return to:
Carlton Fields, P.A.
4221 W. Boy Scout Boulevard
Tampa, Florida 33607
Attention: Jin Liu

**FIRST SUPPLEMENT TO
DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS
AND EASEMENTS
FOR ANNIE'S WALK**

THIS FIRST SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR ANNIE'S WALK (this "**Supplemental Declaration**") is made as of this 6th day of June 2023, by **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (the "**Declarant**").

RECITALS:

A. Declarant is the "**Declarant**" under that certain Declaration of Protective Covenants, Restrictions and Easements for Annie's Walk recorded in Official Records Book 19514, Page 804, of the Public Records of Duval County, Florida (as supplemented and amended from time to time, collectively, the "**Declaration**"); and

B. Section 1.2 of the Declaration permit Declarant to add additional lands to the Declaration by recording a Supplemental Declaration and, upon annexation, such additional land shall be included in and be subject to the terms, covenants, and conditions of the Declaration; and

C. Declarant is the fee simple owner of the following real property (the "**Additional Property**"):

Annie's Walk Phase 2, according to the Plat thereof as recorded in Plat Book 77, pages 81 through 85, of the Public Records of Duval County, Florida (the "**Phase 2 Plat**"); and

D. The Additional Property is not encumbered by a mortgage; and

E. Turnover has not occurred; and

F. Pursuant to the authority granted to Declarant by the Declaration, Declarant desires to make and record this Supplemental Declaration.

NOW, THEREFORE, Declarant, for itself and its successors in interest and assigns, hereby makes and declares this Supplemental Declaration:

1. Recitals. The recitals set forth above are incorporated herein by this reference as if the same were fully set forth herein.

2. Defined Terms. Unless otherwise defined, capitalized terms used above or herein shall have the meanings ascribed to them in the Declaration.

3. Annexation. The Additional Property is hereby submitted to the Declaration, is considered part of the Declaration, and shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the Declaration. The Declaration is binding on all persons having or acquiring any right, title or interest in any portion of the Additional Property and will inure to the benefit of each and every person, from time to time, owning or holding an interest in any portion of the Additional Property. The Owners of the Additional Property shall be members of ANNIE’S WALK HOMEOWNERS ASSOCIATION, INC. (the “**Association**”) and shall enjoy all the rights and privileges thereto.

4. Common Area. Pursuant to the Phase 2 Plat, the following Common Areas on the Additional Property shall be owned and maintained by the Association, unless otherwise conveyed as permitted in the Phase 2 Plat:

- i. Tract 1 (Conservation)
- ii. Tract 2 (Stormwater Management Facility)

In addition, the Plat also contemplates rights of ways, walkways, sidewalks and unobstructed easements for drainage, conservation easements and non-access easements to be owned and maintained by the Association, unless otherwise assigned as permitted in the Phase 2 Plat.

All references in the Declaration to the “Common Areas” shall also include the real property described in this Section 4 to the extent they are owned or maintained by the Association.

5. Full Force and Effect of Declaration. In the event of a conflict between the terms and provisions of this Supplemental Declaration and the Declaration, the terms and provisions of this Supplemental Declaration shall control. The Declaration, as supplemented by this Supplemental Declaration, remains in full force and effect.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of the date first written above.

Witnesses:

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

[Signature]

Printed name: CHRIS TRAHAN

[Signature]

By: [Signature]
Printed Name: G. CHRISTOPHER MCKINLEY
Its: VICE PRESIDENT

[Signature]

Printed name: CORRY STEVENS

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by way of online notarization or physical presence, this 6th day of JUNE, 2023, by G. Christopher McKinley Vice Pres of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation. She/He is personally known to me or has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

[Signature]
(Signature)

Name: Carrolline Felver
(Legibly Printed or Typed)

Notary Public, State of Florida

HH 156959
(Commission Number, if any)





Carrolline Felver
Comm.: HH 156959
My Commission Expires:
Nov. 6, 2025

**ACKNOWLEDGEMENT
OF ANNIE'S WALK HOMEOWNERS ASSOCIATION, INC.
TO FIRST SUPPLEMENT TO
DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND
EASEMENTS FOR ANNIE'S WALK**

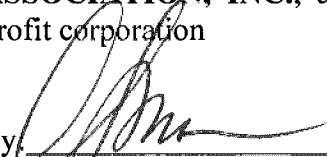
ANNIE'S WALK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, (the "Association") does hereby acknowledge the filing of the First Supplement to Declaration of Protective Covenants, Restrictions and Easements for Annie's Walk (the "Supplemental Declaration") to which this Acknowledgement and Consent is attached in the Public Records of Duval County, Florida. The Association further acknowledges and confirms that its consent to the Supplemental Declaration is not required or necessary for the Supplemental Declaration to be legally effective.

Witnesses:


Printed name: CHRIS TRAHAN


Printed name: Robert [unclear]

ANNIE'S WALK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By 
Name: CHRISTOPHER MCKINLEY
Title: President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by way of online notarization or physical presence, this 6th day of June, 2023, by Christopher McKinley as President of Annie's Walk Homeowners Association, Inc., a Florida not-for-profit corporation. She/He is personally known to me or has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)


(Signature)

Name: Carrolline Felver
(Legibly Printed or Typed)

Notary Public, State of Florida

HH 156959
(Commission Number, if any)



Carrolline Felver
Comm.: HH 156959
My Commission Expires:
Nov. 6, 2025