

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Alexandra M. Amador, Esq.
McCabe & Ronsman
110 Solana Road, Suite 102
Ponte Vedra Beach, FL 32082

**SUPPLEMENTAL DECLARATION
TO
COVENANTS, CONDITIONS AND RESTRICTION OF
EDISON
(ANNEXING EDISON EAST PHASE 2)**

THIS SUPPLEMENTAL DECLARATION is made this 9th day of January
2023, by TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, whose address is
1140 Virginia Drive, Fort Washington, PA 19034 (“Declarant”).

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions of Edison in Official Records Book 19163, Page 1 et seq., of the public records of Duval County, Florida, amended and supplemented by that certain Amendment and Supplemental Declaration to Covenants, Conditions and Restrictions of Edison (Annexing Edison Parcel 4, Phase 2), recorded in Official Book 19626, Page 2238 et seq., and that certain Amendment and Supplemental Declaration of Covenants, Conditions and Restrictions of Edison (Annexing Edison Parcel 6 – Phase 2 & Phase 3-4), recorded in Official Records Book 20188, Page 1106 et seq., and that certain Supplemental Declaration of Covenants, Conditions and Restrictions of Edison (Annexing Edison East Phase 1), recorded in Official Records Book 20177, Page 2313 et seq., of the public records of Duval County, Florida (“Declaration”); and

WHEREAS, Pursuant to Article II, Section 3 of the Declaration, Declarant, together with the owner of fee simple title to the property involved if other than Declarant, is authorized to bring additional properties within the operation of the Declaration to become part of the Community without the consent or joinder of any other Person being required, by filing a Supplemental Declaration in the public records of the County; and

WHEREAS, pursuant to Article III, Section 1 of the Declaration, Declarant shall have the right to add property to the Common Areas at Declarant’s sole option and in its sole discretion, and Declarant wishes to designate certain real property as part of the Common Areas; and

WHEREAS, Declarant is the lawful owners of certain parcels of real property more fully described in Paragraph 1 hereof (“Edison East – Phase 2”); and

WHEREAS, Edison East – Phase 2 includes Lots that may be developed for the use and occupancy as detached residence for a single family and/or as Lots intended as a site for a Townhome.

WHEREAS, Declarant desires to subject the property and all Lots within Edison East – Phase 2 to the terms and conditions of the Declaration, as amended and supplemented time to time; and

NOW, THEREFORE, in consideration of the premises and the authority of the Declarant as aforesaid, it is hereby declared:

ANNEXATION OF PROPERTY

1. Annexation. The land within the EDISON EAST – PHASE 2, more fully described below and made a part hereof is hereby subjected to all terms and conditions of the Declaration, and such land shall constitute “Property” as set forth in the Declaration. The land within EDISON EAST – PHASE 2 shall be held, sold, occupied, leased and conveyed subject to the covenants and restrictions of the Declaration, which are covenants running with the land and shall be binding on all parties sharing any right, title or interest in EDISON EAST - PHASE 2. As used in the Declaration, the term “Property” shall henceforth include the following real property:

**EDISON EAST – PHASE 2, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 79, PAGES 103 THROUGH 107 OF THE PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA**

DESIGNATION OF ADDITIONAL COMMON AREA

2. Declarant hereby designates the following tracts as Common Areas for the use and benefit of all Owners within the Community:

**TRACT “A,” (CONSERVATION), TRACT “B,” “C,” & “D” (OPEN SPACE),
EDISON EAST – PHASE 2, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 79, PAGES 103 THROUGH 107 OF THE PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA (“EDISON EAST –PHASE 2”).**

4. Except as modified and supplemented herein, the terms and conditions of the Declaration remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned sets its hand and seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

“Declarant”

TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation

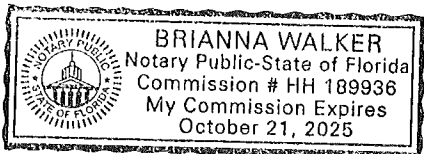
Ashlee Eastrock
Name: ASHLEE EASTROCK

Quincy Hardy
Name: Quincy Hardy

By: [Signature]
Name: Christine Stubbs
Title: Community Development Manager

STATE OF FLORIDA)
COUNTY OF SAINT JOHN)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of January, 2023, by Christine Stubbs, as Community Development Manager of TOLL SOUTHEAST LP COMPANY, INC., a Delaware profit corporation, on behalf of the corporation. He is personally known to me or has produced as identification.



Brianna Walker
Notary Public
Print Name: Brianna Walker
Commission No. HH 189936
My Commission Expires: 10/21/2025