

**PREPARED BY AND RETURN TO:**

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-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**FIRST SUPPLEMENTAL DECLARATION  
TO COMMUNITY DECLARATION FOR HIGHLAND CHASE**

THIS FIRST SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR HIGHLAND CHASE (this "**First Supplement**") is made on this 22nd day of January, 2020, by LENNAR HOMES, LLC, a Florida limited liability company (the "**Declarant**"), joined by HIGHLAND CHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

**RECITALS**

A. The Declarant recorded the COMMUNITY DECLARATION FOR HIGHLAND CHASE as Document #2019164094 of the Public Records of Duval County, Florida, as amended from time to time (the "**Declaration**").

B. The Declaration provides in Section 5.1 that the Declarant may annex additional land by recording a Supplemental Declaration.

C. The Declarant wishes, in accordance with Section 5.1 of the Declaration, to file of record this First Supplement for the purpose of annexing additional land to HIGHLAND CHASE.

NOW THEREFORE, the Declarant heroby supplements the Declaration as set forth herein.

1. **Recitals and Defined Terms.** The foregoing Recitals are true and correct and are incorporated into and form a part of this First Supplement. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. **Conflicts.** In the event there is a conflict between this First Supplement and the Declaration, this First Supplement shall control. Whenever possible, this First Supplement and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. **Annexation.** The Declaration is hereby amended by the addition of the real property legally described in **Schedule A**, attached hereto and incorporated herein by this reference (the "**Additional Property**"). The Additional Property shall be subject to each and every term, condition, covenant, easement and restriction of the Declaration as it exists and as it may be amended from time to time.

4. Ratification. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

5. Covenant. This First Supplement shall be a covenant running with the land and shall be effective immediately upon its recording in Duval County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this First Supplement to be executed by its duly authorized representative and has affixed its company seal as of this 22nd day of January, 2020.

**WITNESSES:**

**"DECLARANT"**

**LENNAR HOMES, LLC**, a Florida limited liability company

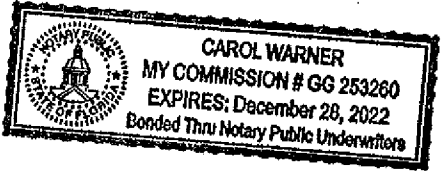
[Signature]  
Print Name: Krishna Desai  
[Signature]  
Print Name: Cynthia Arnold

By: [Signature]  
Name: Scott Keiling  
Title: Vice President

STATE OF FLORIDA        )  
COUNTY OF DUVAL        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of January, 2020, by Scott Keiling, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

Carol Warner  
Notary Public  
Print Name: Carol Warner  
My Commission Expires:



**Schedule A**

**Legal Description**

HIGHLAND CHASE PHASE 2:

BEING A PORTION OF GOVERNMENT LOTS 3, 4, AND 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD (AN 80-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT-OF-WAY); THENCE SOUTH 89° 05' 42" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2216.45 FEET TO THE NORTHWEST CORNER OF HIGHLAND CHASE PHASE 1, AS RECORDED IN PLAT BOOK 74 PAGES 37-43 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE THE FOLLOWING 7 COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID HIGHLAND CHASE PHASE 1; COURSE NUMBER 1: SOUTH 58° 54' 17" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.18 FEET; COURSE NUMBER 2: SOUTH 00° 54' 18" EAST, A DISTANCE OF 152.40 TO A POINT OF CURVATURE; COURSE NUMBER 3: THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 78.52 FEET TO A POINT OF COMPOUND CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13° 09' 13" WEST, 77.73 FEET; COURSE NUMBER 4: THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.70 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64° 40' 57" EAST, 30.42 FEET; COURSE NUMBER 5: NORTH 77° 50' 50" WEST, A DISTANCE OF 15.92 FEET; COURSE NUMBER 6: SOUTH 12° 09' 10" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE; COURSE NUMBER 7: THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 46.97 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24° 01' 36" EAST, 40.36 FEET; THENCE SOUTH 29° 47' 38" WEST, A DISTANCE OF 160.09 FEET; THENCE NORTH 58° 04' 03" WEST, A DISTANCE OF 49.79 FEET; THENCE SOUTH 48° 26' 04" WEST, A DISTANCE OF 748.95 FEET; THENCE SOUTH 00° 20' 19" WEST, A DISTANCE OF 346.17 FEET; THENCE SOUTH 70° 10' 06" WEST, A DISTANCE OF 572.35 FEET; THENCE NORTH 71° 47' 41" WEST, A DISTANCE OF 461.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 20; THENCE NORTH 00° 35' 20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1326.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN STREET; THENCE NORTH 89° 05' 42" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1686.92 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 42.04 ACRES, MORE OR LESS.