

Prepared By and Return To:
Matovina & Company
12443 San Jose Blvd, Ste 504
Jacksonville, FL 32223

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR LIBERTY SQUARE

This Supplemental Declaration is made by Liberty Square Jax, LLC, a Florida limited liability company, ("Declarant") with respect to the real property included within the plat of Liberty Square South Phase 2 as recorded in Plat Book 76, Page 171, et. seq., of the current public records of Duval County, Florida, is hereinafter individually and collectively referred to as the "Annexation Parcels".

WHEREAS, All of the lands shown on the plat of Liberty Square Phase 1 (according to the plat thereof recorded in Plat Book 71, Page 28, et. seq., of the current public records of Duval County, Florida), Liberty Square Phase 2A (according to the plat thereof recorded in Plat Book 73, Page 40, et. seq., of the current public records of Duval County, Florida), Liberty Square Phase 3 (according to the plat thereof recorded in Plat Book 73, Page 44, et. seq., of the current public records of Duval County, Florida), Liberty Square Phase 2B (as recorded in Plat Book 74, Page 32, et. seq., of the current public records of Duval County, Florida), Liberty Square Phase 4 (as recorded in Plat Book 74, Page 26, et. seq., of the current public records of Duval County, Florida), and Liberty Square South Phase 1 (as recorded in Plat Book 75, Page 25, et. seq., of the current public records of Duval County, Florida) have been subjected to the Declaration of Covenants, Conditions and Restrictions for Liberty Square, as recorded in Official Records Book 18355, Page 1717, et. seq., of the current public records of Duval County, Florida.

WHEREAS, pursuant to Exhibit "C" of the Declaration, Declarant may, without the joinder or consent of any Owner, amend the Declaration to submit all or a portion of the additional property described on Exhibit "D" to the Declaration to the terms and provisions of the Declaration.

WHEREAS, the Annexation Parcels are included in the Liberty Square Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcels to the Property and subjecting the Annexation Parcels to the terms and conditions of the Declaration and providing for maintenance of the Common Areas included within the Annexation Parcels.

NOW THEREFORE, in consideration of the terms and conditions of the Declaration and this Supplemental Declaration, Declarant hereby agrees;

- 1) The Annexation Parcels are hereby annexed to the Declaration and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration in the same manner and to the same extent as if the Annexation Parcels had been subjected thereto in the Declaration.
- 2) Each of the platted lots included within the Annexation Parcels shall constitute a Residential Lot and Property as such terms are defined and used in the Declaration.
- 3) Except as otherwise specifically defined herein, any term used herein which is defined in the Declaration shall have the same meaning in this Supplemental Declaration as in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 25TH day of February, 2021.

WITNESSES

LIBERTY SQUARE JAX, LLC

Sharon A Hudson
Print Name SHARON A HUDSON

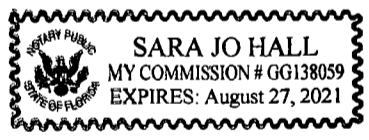
Gregory E Matovina
By: Gregory E. Matovina
Its: Manager

Sara Jo Hall
Print Name: SARA JO HALL

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25TH day of February, 2021 by Gregory E. Matovina (being personally known to me) as Manager of Liberty Square Jax, LLC, on behalf of the company.

Sara Jo Hall
Print Name: SARA JO HALL
My Commission Expires: 8/27/21



CONSENT AND JOINDER BY OWNER

Patriot Ridge, LLP, as Owner of Lots included in the Property, hereby joins in this Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Liberty Square for the purpose of consenting thereto and to acknowledge that the Lot(s) owned by it are fully subject to and benefitted by all the terms and provisions of this Declaration.

Signed, sealed and delivered
in the presence of:

Patriot Ridge, LLP,
a Florida limited liability partnership

Sharon Hudson
Printed name SHARON HUDSON

Gregory E. Matovina
By: Gregory E. Matovina,
President of Matovina & Company
Its: Managing Partner

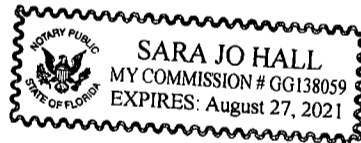
Sara Jo Hall
Printed name SARA JO HALL

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25TH day of February, 2021, by Gregory E. Matovina, President of Matovina & Company, Managing Partner of Patriot Ridge, LLP, on behalf of the corporation. He/she is personally known to me and did not take an oath.

Sara Jo Hall
Notary Public

My commission expires: 8/27/21



MORTGAGEE CONSENT

The undersigned, Ameris Bank, A Georgia banking corporation, the holder of a mortgage recorded in Official Records Book 19156, Page 1078, of the Public Records of Duval County, Florida, joins in the execution hereof for the purpose of consenting to the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Liberty Square.

Signed, sealed and delivered in the presence of:

[Signature]
Printed Name Annette Howard
[Signature]
Printed Name Blair Smith

Ameris Bank,
a Georgia banking corporation
[Signature]
Its Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of February, 2021 by Zacharia Scott Vice President, Ameris Bank, a Georgia banking corporation on behalf of the corporation, being personally known to me.

[Signature]
Notary Public

