

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 described on Exhibit "A" attached hereto, hereinafter referred to as the "Annexation Parcel".

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), Liberty Square South Phase 1 (as recorded in Plat Book 75, Page 25, et. seq., of the current public records of Duval County, Florida), and Liberty Square South Phase 2 (as recorded in Plat Book 76, Page 171, 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 Parcel is included in the Liberty Square Subsequent Phases described on Exhibit "D" to the Declaration.

WHEREAS, Declarant is desirous of annexing the Annexation Parcel to the Property and subjecting the Annexation Parcel to the terms and conditions of the Declaration and including the Annexation Parcel as Common Area pursuant to the Declaration.

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

- 1) The Annexation Parcel is 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 Parcel had been subjected thereto in the Declaration.
- 2) The land included within the Annexation Parcel is hereby included as Common Area as such term is 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 4th day of October, 2022.

WITNESSES

LIBERTY SQUARE JAX LLC
a Florida limited liability company

Sharon A Hudson
Print Name SHARON A HUDSON

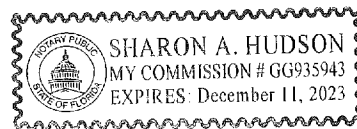
Gregory E Matovina
By: Gregory E. Matovina,
Its: Manager

Stephen Roseth
Print Name: Stephen Roseth

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of October, 2022 by Gregory E. Matovina (being personally known to me) as Manager of Liberty Square Jax, LLC, on behalf of the company.

Sharon A Hudson
Print Name: SHARON A HUDSON
My Commission Expires: 12/11/23



CONSENT AND JOINDER BY OWNER

Liberty Square Owners Association, Inc., as Owner of the lands described by the attached Exhibit "A" 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 lands 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:

Liberty Square Owners Association,
Inc.

Sharon A Hudson
Printed name SHARON A HUDSON

Gregory E Matovina
By: Gregory E. Matovina
Its: President

Stephen Presutti
Printed name Stephen Presutti

STATE OF FLORIDA
COUNTY OF ST. DUVAL

The foregoing instrument was acknowledged before me this 4th day of October, 2022, by Gregory E. Matovina, as President of Liberty Square Owners Association, Inc., on behalf of the corporation. He/she is personally known to me and did not take an oath.

Sharon A Hudson
Notary Public

My commission expires: 12/11/23

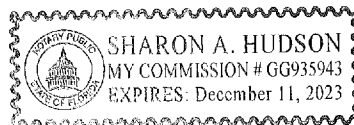


Exhibit "A" page 1

Legal Description

A PORTION OF TRACTS 11, 12, 13 AND 14, BLOCK 1, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LIBERTY SQUARE SOUTH PHASE 2, AS RECORDED IN PLAT BOOK 76, PAGES 171 THROUGH 178, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF POW-MIA MEMORIAL PARKWAY (FORMERLY KNOWN AS NEW WORLD AVENUE, A 170 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°14'59" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF POW-MIA MEMORIAL PARKWAY, 694.00 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18883, PAGE 1999 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 18°50'45" EAST, ALONG LAST SAID LINE, 1279.73 FEET TO THE NORTHEASTERLY LINE OF SAID LIBERTY SQUARE SOUTH PHASE 2; THENCE NORTH 50°51'59" WEST, ALONG LAST SAID LINE, 1230.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.59 ACRES, MORE OR LESS.

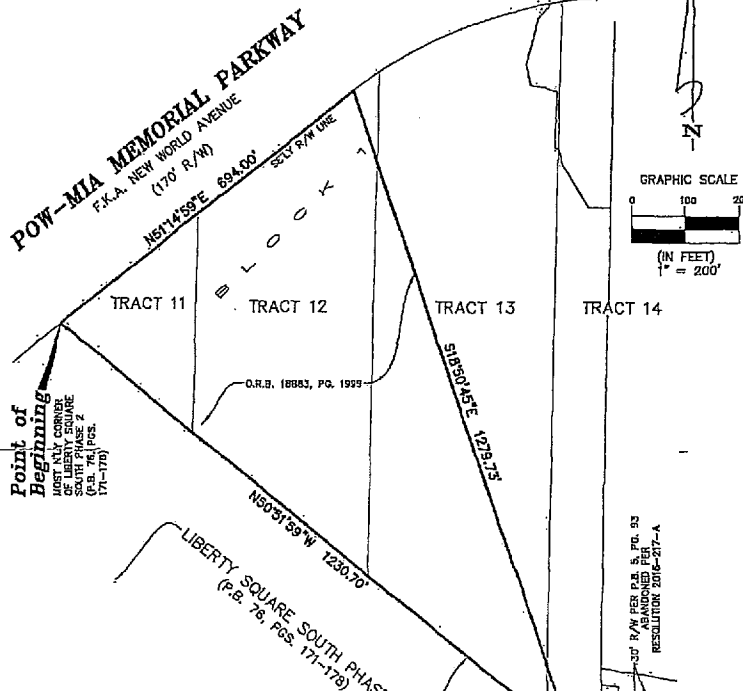
Exhibit "A" page 2

MAP SHOWING

A PORTION OF TRACTS 11, 12, 13 AND 14, BLOCK 1, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 9.59 ACRES, MORE OR LESS.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON S'LY R/W LINE OF POW-MIA MEMORIAL PARKWAY, AS N51°14'59"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

LEGEND

- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- F.K.A. = FORMERLY KNOWN AS

JOB NO. 2021-250
 DRAFTER MJC
 DATE 3-23-21
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

CHECKED BY: *[Signature]*
 MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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