

**PREPARED BY AND RETURN TO:**

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

**SEVENTH SUPPLEMENTAL DECLARATION TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS FOR LONGLEAF**

THIS SEVENTH SUPPLEMENTAL DECLARATION AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LONGLEAF (this "**Seventh Supplement**") is made this 5<sup>th</sup> day of February, 2020, by LENNAR HOMES, LLC, a Florida limited liability company (the "**Developer**"), joined by LONGLEAF MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

**RECITALS**

A. The Declaration of Covenants, Conditions, Restrictions and Easements for Longleaf was recorded in Official Records Book 16809, Page 1805 (the "**Original Declaration**"), as amended by the Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Longleaf, recorded in Official Records Book 16975, Page 2429, as re-recorded in Official Records Book 16949, Page 514 (the "**First Supplement**"), the Second Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Longleaf, recorded in Official Records Book 17572, Page 111 (the "**Second Supplement**"), the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Longleaf, recorded in Official Records Book 17909, Page 1941 (the "**First Amendment**"), the Third Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions and Easements for Longleaf, recorded in Official Records Book 18174, Page 1821 (the "**Third Supplement**"), and the Fourth Supplemental Declaration to Covenants, Conditions, Restrictions and Easements for Longleaf recorded in Official Records Book 18493, Page 523 (the "**Fourth Supplement**") the Fifth Supplemental Declaration to Covenants, Conditions, Restrictions and Easements for Longleaf recorded in Official Records Book 18564, Page 12 (the "**Fifth Supplement**"), and the Sixth Supplemental Declaration to Covenants, Conditions, Restrictions and Easements for Longleaf recorded in Official Records Book 18768, Page 407 (the "**Sixth Supplement**"), all of the Public Records of Duval County, Florida. The Original Declaration, the First Supplement, the Second Supplement, the First Amendment, the Third Supplement, the Fourth Supplement, the Fifth Supplement, and the Sixth Supplement shall be referred to as "**Declaration**".

B. The Declaration provides in Section 2.2 the Developer may annex additional land by recording a Supplemental Declaration and such Supplemental Declaration may modify the terms of the Declaration to reflect the unique characteristics of a particular portion of the Property.

C. Developer wishes, in accordance with Section 2.2 of the Declaration, to file of record this Seventh Supplement for the purpose of annexing additional land to the Property and modifying certain terms of the Declaration.

NOW THEREFORE, the Developer hereby amends the Declaration as follows:

Words in the text which are lined through (——) indicate deletions from the present text; words in the text which are double-underlined indicate additions to the present text. The text will not be lined

through or double-underlined when whole sections or paragraphs are deleted or added in their entirety.

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

2. In the event there is a conflict between this Seventh Supplement and the Declaration, this Seventh Supplement shall control. Whenever possible, this Seventh 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. 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. The Common Property identified on Exhibit "D" attached to the Declaration is hereby amended, and Exhibit "D" of the Declaration is hereby amended and replaced with the revised Exhibit "D" attached to this Seventh Supplement as **Schedule B** and incorporated herein by this reference.

5. 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.

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

IN WITNESS WHEREOF, the Developer has caused this Seventh Supplement to be executed in accordance with the authority hereinabove expressed this 5th day of FEBRUARY, 2020.

WITNESSES:

DEVELOPER:

LENNAR HOMES, LLC, a Florida limited liability company

By: [Signature]  
Print Name: Kristina Dods

By: [Signature]  
Print Name: Scott Keiling  
Its: Vice President

By: [Signature]  
Print Name: Christy King

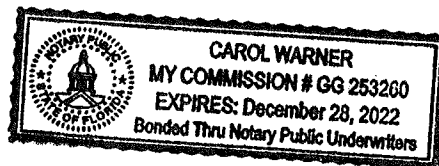
(Company Seal)

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 5th day of February, 2020, by Scott Keiling, as Vice President of LENNAR HOMES, LLC, a Florida corporation not for profit, on behalf of company. He [is personally known to me] [has produced \_\_\_\_\_ as identification].

My commission expires:

Carol Warner  
NOTARY PUBLIC, State of Florida at Large  
Print Name Carol Warner



**JOINDER**

LONGLEAF MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the SEVENTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LONGLEAF (the "**Seventh Supplement**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Seventh Supplement and does not affect the validity of the Seventh Supplement as the Association has no right to approve the Seventh Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 5<sup>th</sup> day of February, 2020.

WITNESSES:

**LONGLEAF MASTER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation

Kristina Dods  
Print Name: Kristina Dods  
Christy King  
Print Name: Christy King

By: Zenzi Rogers  
Name: Zenzi Rogers  
Title: President

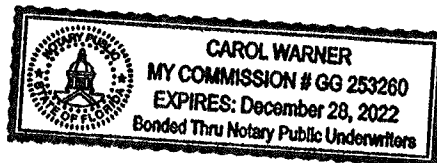
{CORPORATE SEAL}

STATE OF FLORIDA     )  
COUNTY OF DUVAL    )

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 5<sup>th</sup> day of February, 2020, by Zenzi Rogers, as President of LONGLEAF MASTER HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation, who [is personally known to me] [has produced \_\_\_\_\_ as identification].

My commission expires:

Carol Warner  
NOTARY PUBLIC, State of Florida at Large  
Print Name: Carol Warner



Schedule A

## Legal Description

## Longleaf Phase 8

A tract of land being a replat of a portion of Tract "M", according to the plat of Longleaf Phase 1 and 2, as recorded in Plat Book 67, pages 28 through 40 of the Public Records of Duval County, Florida together with being a replat of a portion of Lots 6, 11-14, Block 3, Section 29, according to the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Public Records of Duval County, Florida and lying within Section 29, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida and being more particularly described as follows:

BEGIN at the Southwest corner of Tract "N", according to aforesaid plat of Longleaf Phase 1 and 2; thence N89°44'15"E, along the South line of said Tract "N" and along the South line of Tract "M", according to said plat, for 431.58 feet; thence N39°52'42"E, leaving said South lines, for 44.58 feet to the point of curvature of a curve concave to the Southeast; thence northeasterly along the arc of said curve, having a radius of 225.50 feet, a central angle of 20°54'58", an arc length of 82.32 feet and a chord bearing N50°20'11"E, for 81.86 feet to the point of reverse curvature of a curve concave to the Northwest; thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 83°52'22", an arc length of 36.60 feet and a chord bearing N18°51'30"E, for 33.42 feet to the point of cusp on the southwesterly right-of-way line of Longleaf Branch Drive (a 60.00 foot right-of-way, as it is now established), according to said plat; thence S23°04'41"E, along said southwesterly right-of-way line, for 100.96 feet; thence S66°55'19"W, leaving said southwesterly right-of-way line, for 7.50 feet to the point of radial intersection with a curve concave to the Southwest; thence northwesterly along the arc of said curve, having a radius of 17.50 feet, a central angle of 100°14'01", an arc length of 30.61 feet and a chord bearing N73°11'42"W, for 26.86 feet to the point of compound curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 168.00 feet, a central angle of 16°48'36", an arc length of 49.29 feet and a chord bearing S48°17'00"W, for 49.11 feet to the point of tangency; thence S39°52'42"W, for 7.67 feet to the point of intersection with the westerly line of aforesaid Tract "M"; thence S00°13'08"W, along said westerly line and along the westerly line of Lots 9 through 25, according to said plat, for 1275.36 feet to the point of intersection with the North right-of-way line of Collins Road (a variable width right-of-way, as it is now established), according to the right-of-way survey prepared by Clary & Associates, Inc., Drawing No. RWDETL-03, dated 01/12/07; thence S89°52'40"W, along said North right-of-way line, for 1321.91 feet to the point of intersection with the West line of aforesaid Lot 11, Block 3, Section 29, Jacksonville Heights; thence N00°13'26"W, along said West line, for 1260.27 feet; thence N29°31'16"W, leaving said West line, for 57.40 feet; thence N00°06'34"W, for 1040.00 feet; thence N01°44'11"W, for 193.82 feet; thence N45°35'12"E, for 18.11 feet to the point of intersection with the South line of Tract J, according to the plat of Longleaf Phase 6, as recorded in Plat Book 73, pages 48 through 59 of the Public Records of Duval County, Florida; thence N89°41'01"E, along said South line, for 18.14 feet to the Southeast corner of said Tract J; thence N00°13'26"W, along the East line of said Tract J, for 30.83 feet to the point of intersection with a line 15.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 29, said line being a line of that 30 foot right-of-way reservation lying 15.00 feet each side of section and 1/4 section lines, according to said plat of Jacksonville Heights; thence N89°39'22"E, along said parallel line, for 319.30 feet to the point of intersection with a line 16.00 feet West of and parallel to the East line of aforesaid Lot 6, Block 3, Section 29, Jacksonville Heights; thence S00°07'10"E, along said parallel line, for 1325.09 feet to the point of intersection with a line 18.00 feet South of and parallel to the North line of said Lots 12 and 13, Block 3, Section 29, Jacksonville Heights; thence N89°44'15"E, along said parallel line, for 515.45 feet to the point of intersection with the southerly extension of the West line of Tract "N", according to aforesaid plat of Longleaf Phase 1 and 2; thence N00°02'39"E, along said southerly extension, for 18.00 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 49.35 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.

Schedule B

Exhibit "D"

COMMON PROPERTY

Tracts "C", "D", "K", "Z", "E", "F", "O", "R", "CC", "G", "H", "I", "J", "L", "N", "Q", "U", "V", "W", "Y", "EE", "FF", "GG", "JJ", "KK", "M", "P", "AA", "T", "X", "BB", "II", and "HH", LONGLEAF PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 67, pages 28 through 40, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tracts "A", "B", and "C" (Park) and Tract "D" (Conservation), LONGLEAF PHASE 3, according to the plat thereof as recorded in Plat Book 68, pages 200 through 208, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tracts "B", "C", "D", "E", "F", and "G" (Open Space); Tracts "H" and "I" (SWMF/UDE) and Tract "J" (Conservation), LONGLEAF PHASE 4A, according to the plat thereof as recorded in Plat Book 69, pages 117 through 125, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tracts "A" and "B" (Conservation); Tracts "C" and "D" (Park); Tracts "E" and "F" (Open Space); Tracts "G" and "H" (SWMF/UDE) and Tract "I" (Access/Utility), LONGLEAF PHASE 4C, according to the plat thereof as recorded in Plat Book 70, pages 114 through 121, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tract "A" (Conservation), LONGLEAF PHASE 4B, according to the plat thereof as recorded in Plat Book 71, pages 49 through 55, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tracts 1 through 8 (Conservation); Tracts 9 through 11 (Park); Tracts 12 through 14 (Lake) and Tracts 15 through 28 (Open Space), LONGLEAF PHASE 5, according to the plat thereof as recorded in Plat Book 72, pages 1 through 32, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tracts "A" and "B" (Conservation); Tracts "C" and "D" (Park); Tracts "E", "F", "G", "H", "I", "J" (inclusive of Landscape Buffer Tract), and "K" (Open Space); LONGLEAF PHASE 6, according to the plat thereof as recorded in Plat Book 73, pages 48 through 59, inclusive, of the Public Records of Duval County, Florida.

TOGETHER WITH:

Tracts "A", "B", "C", "D", "E", and "F" (Park); Tracts "G" and "H" (Open Space); Tracts "I", "J", and "K" (Conservation); and "L" (Utility); LONGLEAF PHASE 8, according to the plat thereof as recorded in Plat Book 74, pages 162 through 174, inclusive, of the Public Records of Duval County, Florida.