

THIS INSTRUMENT WAS PREPARED BY:  
RECORD AND RETURN TO:  
Courtney P. Gaver, Esq.  
Rogers Towers, P.A.  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086

Note: This Supplemental Declaration is being given to correct a scrivener's error in the legal description in that certain Declaration of Covenants, Conditions and Restrictions for Magnolia Meadows recorded in Official Records Book 18685, Page 2250 of the current Public Records of Duval County, Florida.

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR MAGNOLIA MEADOWS**

**THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA MEADOWS** ("Supplemental Declaration") is entered into as of the 11 day of March, 2019, by Garden Street, LLC, a Florida limited liability company ("Declarant"), as joined by the **MAGNOLIA MEADOWS HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation (the "Association").

**RECITALS:**

A. The Declarant subjected certain lands to the terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions for Magnolia Meadows dated February 5, 2019, recorded in Official Records Book 18685, Page 2250 *et seq.* of the Public Records of Duval County, Florida (the "Declaration").

B. After the Declaration was recorded, the Declarant discovered that the legal description of the Property contained a scrivener's error.

C. Pursuant to the Declarant's rights to amend as set forth in Article II, Section 3 and Article XII, Section 14 of the Declaration, the Declarant desires to amend Exhibit "A" of the Declaration to correct such error.

**NOW, THEREFORE**, pursuant to the powers retained by the Declarant, the Declarant hereby amends the Declaration as follows:

**WITNESSETH:**

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
2. **Defined Terms.** The defined terms contained in the Declaration shall have the same meaning when used in this Supplemental Declaration.
3. **Property.** Attached as Exhibit "A" to this Supplemental Declaration is the correct legal description for the Property. The attached Exhibit "A" is hereby substituted for Exhibit "A" of the Declaration.

Signed, sealed and delivered in the presence of:

ASSOCIATION:

[Signature]  
ALGEMAR KENNEL

Printed Name

[Signature]  
THOMAS DALZELL

Printed Name

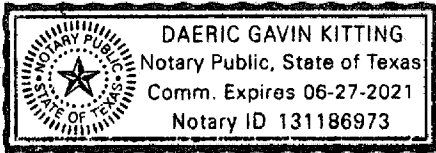
**MAGNOLIA MEADOWS HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation

[Signature]  
Andy Cromer  
President

STATE OF TEXAS  
COUNTY OF TARRANT

The foregoing Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Meadows was acknowledged before me on the 11 day of MARCH, 2019 by Andy Cromer, as President of the Magnolia Meadows Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

WITNESS my hand and official seal in the County and State aforesaid, this 11 day of MARCH, 2019.



[Signature]  
Notary Public, State of TEXAS  
Printed Name: DAERIC GAVIN KITTING  
Commission Number: 131186973  
Commission expires: 06/27/2021

4. **Ratification.** As specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed in their respective names by the undersigned, duly authorized officers, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

ALGEMAR KENNEL  
Printed Name

T. Dalzell

THOMAS DALZELL  
Printed Name

DECLARANT:

**GARDEN STREET, LLC**, a Florida limited liability company

By: Starfish Group Properties Inc., a foreign profit corporation, Its Manager

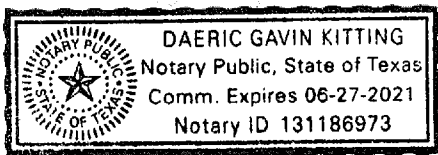
[Signature]

Andy Cromer  
Its Manager

STATE OF TEXAS  
COUNTY OF TARRANT

The foregoing Supplemental Declaration of Covenants, Conditions and Restrictions for Magnolia Meadows was acknowledged before me on the 11 day of MARCH, 2019 by Andy Cromer as manager of Starfish Group Properties Inc., manager of Garden Street, LLC, on behalf of the company. He is personally known to me and did not take an oath.

WITNESS my hand and official seal in the County and State aforesaid, this 11 day of MARCH, 2019.



[Signature]

Notary Public, State of TEXAS  
Printed Name: DAERIC GAVIN KITTING  
Commission Number: 131186973  
Commission expires: 06/27/2021

**EXHIBIT "A"****Legal Description of Magnolia Meadows**

A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ ALSO KNOWN AS FARM 20, ACCORDING TO THE UNRECORDED PLAT OF DINSMORE FARMS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF TRACT "A-1" OF ST. JAMES PLACE UNIT ONE AS RECORDED IN PLAT BOOK 55, PAGES 41 THROUGH 41I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND SAID POINT ALSO LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET AS NOW ESTABLISHED; THENCE SOUTH 00°40'25" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "A-1" AND ALSO ALONG THE WESTERLY LINE OF LOT 13 OF ST. JAMES PLACE UNIT 2-B AS RECORDED IN PLAT BOOK 61, PAGES 178 THROUGH 184, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 637.78 FEET; THENCE SOUTH 88°53'33" WEST, ALONG THE NORTHERLY LINE OF SAID ST. JAMES PLACE UNIT 2-B, A DISTANCE OF 509.60 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF ST. JAMES PLACE UNIT THREE AS RECORDED IN PLAT BOOK 64, PAGES 9 THROUGH 16, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE NORTH 00°23'36" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 638.11 FEET TO THE NORTHEAST CORNER OF SAID ST. JAMES PLACE UNIT THREE AND SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET; THENCE NORTH 88°54'30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 497.72 FEET TO THE POINT OF BEGINNING.