

This instrument prepared by and
should be returned to:

Matthew G. Breuer, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR PANTHER CREEK SUBDIVISION
(TO ANNEX PANTHER CREEK, PHASE FOUR)**

THIS SUPPLEMENTAL DECLARATION is made on December 1, 2023 by PANTHER CREEK PRESERVE LLC, a Florida limited liability company, hereinafter referred to as “**Developer**”.

WITNESSETH:

WHEREAS, Pursuant to that certain Assignment and Assumption of Declarant’s Rights recorded in O.R. Book 18398, Page 906 in the Public Records of Duval County, Florida, Assignor is the “**Developer**” under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Panther Creek Subdivision dated May 16, 2003 and recorded in O.R. Book 11096, beginning at Page 2194 of the Public Records of Duval County, Florida, as amended and supplemented (collectively, the “**Declaration**”); and

WHEREAS, pursuant to Article XI.A.1 of the Declaration the Developer is authorized to supplement and amend the Declaration to annex additional property and include such additional property within the Declaration without the consent of the Owners or Mortgagees; and

WHEREAS, Southern Impression Homes LLC, a Florida limited liability company (“**SIH**”) is the owner of all that certain property in Duval County, Florida, being more particularly described as:

**SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF WHICH
SHALL BE REFERRED TO HEREIN AS “PANTHER CREEK PHASE FOUR”**

WHEREAS, Developer is desirous of supplementing and amending the Declaration to subject Panther Creek Phase Four to the Declaration, and Developer desires that Panther Creek Phase Four be subjected to all the covenants, restrictions, easements, and other matters set forth in the Declaration and imposed hereby; and

WHEREAS, SIH is desirous of joining in this Supplemental Declaration to evidence its consent to the annexation of Panther Creek Phase Four into the Declaration and the subjection of Panther Creek Phase Four to all the covenants, restrictions, easements, and other matters set forth in the Declaration and imposed hereby:

NOW THEREFORE, in consideration of the premises, the Developer hereby provides as follows:

1. That all of the property in Panther Creek Phase Four shall be held, sold, and conveyed subject to all the terms, easements, restrictions, covenants and other matters as set forth in the Declaration.
2. The definition of "Property" set forth in paragraph 20 of Article I of the Declaration and as used throughout the Declaration is hereby amended to include the above-described Panther Creek Phase 4.
3. Except as supplemented and amended to include Panther Creek Phase 4, the Declaration shall remain in full force and effect as previously recorded.

[signature on following page]

IN WITNESS WHEREOF, Developer has executed this Supplemental Declaration on the day and year first above written.

Signed, sealed and delivered in the presence of:

Sign: [Signature]
Print: Haley Schoening
Sign: [Signature]
Print: Jessica This

ASSIGNOR:

PANTHER CREEK PRESERVE LLC

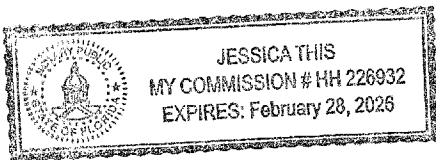
a Florida limited liability company

By: [Signature]
Christopher K. Funk, Authorized Signatory

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1 day of December, 2023, by Christopher K. Funk, the Authorized Signatory of **Panther Creek Preserve LLC**, a Florida limited liability company, on behalf of the company. Such person is personally known to me or has produced _____ as identification.



[Signature]
Signature of Notary Public

Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

CONSENT AND JOINDER

The undersigned, Southern Impression Homes LLC, a Florida limited liability company hereby consents to and joins in the foregoing Supplemental Declaration and agrees to be bound by the terms set forth therein as may be applicable to the undersigned. The undersigned consents to the annexation of Panther Creek Phase Four (as described on Exhibit "A" attached hereto) into the Declaration and the subjection of Panther Creek Phase Four to all the covenants, restrictions, easements, and other matters set forth in the Declaration and imposed thereby.

Signed, sealed, and delivered
in the presence of:

SOUTHERN IMPRESSION HOMES LLC,
a Florida limited liability company

By: SI HoldCo LLC, a Delaware limited liability
company, its sole Member

[Handwritten Signature]

Print Name: Haley Schoening

[Handwritten Signature]

Print Name: Jessica This

By: [Handwritten Signature]

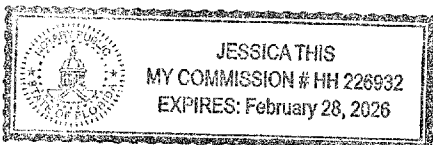
Name: Christopher K. Funk

Title: President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of December, 2023, by Christopher K. Funk, as President of SI HoldCo LLC, a Delaware limited liability company, the sole Member of **Southern Impression Homes LLC**, a Florida limited liability company, on behalf of the company. Such person is personally known to me or has produced _____ as identification.



[Handwritten Signature]

Signature of Notary Public

Print Name: _____

Notary Public, State and County aforesaid

Commission No.: _____

My Commission Expires: _____

Exhibit "A"

to

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Tracts 9 and 10, except the North 385.26 feet of the East 565.51 feet of Tract 9, Block 2, Section 25, Township 2 South, Range 24 East, MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO., according to the plat thereof as recorded in Plat Book 5, Page 93, of the public records of Duval County, Florida, including the Southerly and Westerly 15.00 feet thereof, as contained within those certain roadways closed by virtue of Resolutions recorded in Official Records Book 2742, Page 348 and Official Records Book 2742, Page 352.