

**UPON RECORDING RETURN TO:**  
Pine Lakes Golf Club Owners' Assoc., Inc.  
c/o Nicole L. Lovelady, Secretary  
15755 Northside Dr. W  
Jacksonville, FL 32218

**CERTIFICATE OF AMENDMENT**  
**AS TO THE**  
**DECLARATION OF COVENANTS AND RESTRICTIONS FOR PINE LAKES GOLF**  
**CLUB**  
**(ANNEXATION OF LOT)**

**THIS AMENDMENT TO THE DECLARATION OF COVENANT AND RESTRICTIONS FOR PINE LAKES GOLF CLUB** is made this 27 day of APRIL 2026, by **PINE LAKES GOLF CLUB OWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation, having an address of 129620-3 Beach Blvd. #301, Jacksonville, FL 32246 ("Association"), joined by **COLLERON BUILDERS, INC.** ("Owner"), whose address is **3545 SAINT JOHNS BLUFF RD S STE 225, JACKSONVILLE, FL 32224.**

**RECITALS:**

**WHEREAS**, the Declaration of Covenants and Restrictions for Pine Lakes Golf Club was recorded in Official Records Book 7657, Page 2346, et seq., of the current Public Records of Duval County, and was subsequently amended and supplemented by that certain Amendment to Declaration of Covenants and Restrictions for Pine Lakes Golf Club, recorded in Official Records Book 10631, Page 710 et seq., that certain First Amendment to Declaration of Covenants and Restrictions for Pine Lakes Golf Club, recorded in Official Records Book 12110, Page 1927 et seq., that certain Release and Cancellation of Amendment of Covenants and Restrictions for Pine Lakes Golf Club was recorded in Official Records Book 12929, Page 282, that certain Amendment and Extension of Declaration of Covenants and Restrictions for Pine Lakes Golf Club recorded in Official Records Book 17342, Page 2176, that certain Amendment and Extension of Declaration of Covenants and Restrictions for Pine Lakes Golf Club recorded in Official Records Book 17391, Page 2434, that certain Certificate of Amendment as to the Declaration of Covenants and Restrictions for Pine Lakes Golf Club recorded in Official Records Book 21904, Pages 160-163, all of the current Public Records of Duval County, Florida, and as subsequently amended and supplemented (the "Declaration"); and

**WHEREAS**, pursuant to Article IX, Section 9.1 of the Declaration, the Declaration may be amended to extended to and subject any portion of the Additional Lands to the provision thereof without the consent or joinder of any owner, except the record owner of such lands, and such extension shall become effective upon recording an amendment to the Declaration, executed by the Association and the owners of all interests in the portion of the Additional Lands to which the provisions of the Declaration are extended with the formalities from time to time required for a deed under the laws of the State of Florida; and

**WHEREAS**, Owner is the record owner of all interests in the real property described below (the "Lot"):

**Property Legal Description:**

**PARCEL 2A**

LOT 29, BLOCK 1, PINE LAKES SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 98, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PARCEL 2B**

BEING A PORTION OF TRACT "F" (OPEN AREA), PINE LAKES UNIT 4 PHASE 1, RECORDED IN PLAT BOOK 70, PAGES 43 THROUGH 53, LYING ADJACENT TO AND WESTERLY OF LOT 29, BLOCK 1, PINE LAKES SUBDIVISION UNIT TWO, RECORDED IN PLAT BOOK 33, PAGE 98. ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 29, BLOCK 1; THENCE SOUTH 57° 58' 22" WEST, ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 29, BLOCK 1 A DISTANCE OF 94.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "F"; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY LINE OF TRACT "F": COURSE NO.1: NORTH 35° 26' 39" WEST, A DISTANCE OF 13.64 FEET; COURSE NO.2: NORTH 19° 02' 32" EAST, A DISTANCE OF 180.49 FEET; COURSE NO.3: NORTH 05° 01' 07" EAST, A DISTANCE OF 71.69 FEET; THENCE SOUTH 54° 31' 24" EAST, ALONG THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 29, BLOCK 1. A DISTANCE OF 64.44 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "F"; THENCE SOUTH 18° 39' 26" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 146.50 FEET; THENCE SOUTH 32° 00' 38" EAST, CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 31.90 FEET TO THE POINT OF BEGINNING.

**PARCEL IDENTIFICATION NUMBER: 108235-0155**

**Property Address: 15696 Northside Drive East, Jacksonville, FL 32218**

**WHEREAS**, Owner's Lot is part of the Additional Lands described in the Declaration; and

**WHEREAS**, Owner and Association wish to annex the Lot to the Property, as defined in the Declaration, and subject the Lot to the terms and provisions of the Declaration/

**NOW, THEREFORE**, in consideration of the premises and other good and valuable considerations, the Declaration was amended in accordance with the provisions set forth hereunder.

1. **Recitals.** The Recitals above are true and correct in all material respects and are incorporated herein by this reference.

2. **Extensions of Declaration.** The Declaration is hereby amended to extend the provisions of the Declaration and subject the lands more fully described below to all terms and conditions of the Declaration, and such land shall constitute "Property" as set forth in the Declaration:

[LOT LEGAL DESCRIPTION MATCHING THE LEGAL ON THE DEED AND THE DESCRIPTION IN RECITALS ABOVE]

3. **Owner Consent and Joinder.** Owner consent to join in the Declaration for the purpose of submitting the Lot to the terms and provisions of the Declaration, and such by such consent and joinder Owner declares that the Lot(s) referenced herein shall hereinafter be subject to all terms and provisions of the Declaration, which shall run with the land and be binding on all parties having any right, title or interest in the Lot(s), their heirs, successors and assigns.

4. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall, when taken together, constitute one and the same instrument.

*[Remainder of page intentionally left blank – Signature pages to follow]*

IN WITNESS WHEREOF, the undersigned sets its hand and seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

**“Association”**

**PINE LAKES GOLF CLUB OWNER’S ASSOCIATION, INC.**, a Florida not for profit corporation

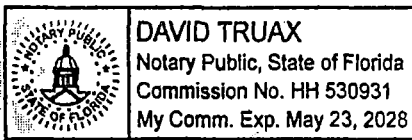
Signature [Signature]  
Name: Janelle Truax  
Address \_\_\_\_\_

By: [Signature]  
Name: Benjamin Freeman  
Title: President

Signature [Signature]  
Name: Leonard Hunsberger  
Address \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF Duval )

The foregoing instrument was acknowledged before me by means of 0 physical presence or \_\_\_\_\_ online notarization, this 20 day of April, 2026, by BEN FREEMAN, as President of Pine Lakes Golf Club Owner’s Association, Inc., on behalf of the corporation He is personally known to me or has produced as identification \_\_\_\_\_.



Notary Public [Signature]  
Print Name: DAVID TRUAX  
Commission No. HH 530931  
My Commission Expires: 5/23/2028

IN WITNESS WHEREOF, the undersigned sets its hand and seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

**"OWNER"**

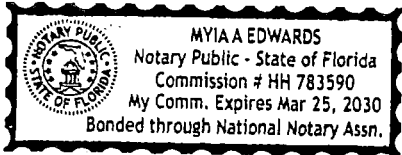
*Myia Edwards*  
Witness Signature #1  
Name: Myia Edwards  
Address 431 Duval Station Rd

By: *Collin Pessolano*  
Print: Vincent Pessolano President  
Address: 3545 St. Johns Bluff Rd S.  
JACKSONVILLE, FL 32224

*Collin Pessolano*  
Witness Signature #1  
Name: Collin Pessolano  
Address 3545 St. Johns Bluff Rd S.  
Jacksonville, FL 32224

STATE OF FLORIDA )  
COUNTY OF Duval )

The foregoing instrument was acknowledged before me by means of  physical presence or online notarization, this 27 day of April, 2020, by Myia Edwards who Vincent Pessolano is personally known to me or  has produced  as identification



*Myia Edwards*  
Notary Public  
Print Name: Myia Edwards  
Commission No: HH 783590  
My Commission Expires: Mar 25, 2030