

Recording: _____
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Int. tax: _____
TOTAL: _____

THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:

Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS JORDEN BURT, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
jgiles@carltonfields.com

**SUPPLEMENT TO
MASTER DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR WELLS CREEK**

THIS SUPPLEMENT TO MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WELLS CREEK (this "Supplement") is made effective as of the 20th day of July, 2018, by **WELLS CREEK, LLC**, a Florida limited liability company, with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082 ("Declarant"), and is made in reference to the following facts:

RECITALS:

(A) Declarant made that certain Master Declaration of Easement, Covenants, Conditions, and Restrictions for Wells Creek, dated as of April 10, 2018, and recorded on April 16, 2018, in Official Records Book 18351, at page 1906, of the public records of Duval County, Florida (the "Declaration"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration.

(B) Article II, Section 1 of the Declaration provides that Declarant shall add portions of Exhibit "A" to the Declaration concurrently with Declarant's acquisition of such lands, by a supplement to the Declaration recorded in Duval County, Florida, which specifically and legally describes the property being added, without the joinder or consent of any other party.

(C) Concurrently herewith, Declarant is acquiring the land described in Exhibit "1," which is attached hereto and, by this reference, made a part hereof (the "Takedown Tract 2 Property") and Declarant desires to add the Takedown Tract 2 Property to the Declaration.

NOW, THEREFORE, for and in consideration of the covenants herein contained, Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Declarant hereby declares as follows:

1. Recitals. The foregoing recitals of fact are true and correct and, by this reference, are hereby fully incorporated herein.

2. Addition of Property to Declaration. Pursuant to Article II, Section 1 of the Declaration, Declarant hereby adds the Takedown Tract 2 Property to the Declaration.

3. Remainder of Declaration. Except as specifically supplemented herein, the Declaration shall remain unchanged and in full force and effect.

[Signature on following page]

IN WITNESS WHEREOF, Declarant has caused this Supplement to be executed and delivered as of the day and year first above written.

WITNESSES:

WELLS CREEK, LLC,
a Florida limited liability company

Margaret Shults
(Sign on this line.)
Margaret Shults
(Print name legibly on this line.)

By: Arthur E. Lancaster
ARTHUR E. LANCASTER,
its Vice President

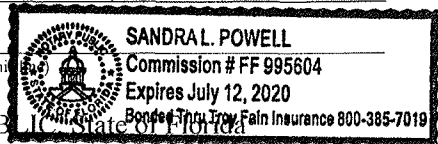
Sandra L. Powell
(Sign on this line.)
Sandra L. Powell
(Print name legibly on this line.)

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 11th day of July, 2018, by ARTHUR E. LANCASTER, as Vice President of WELLS CREEK, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or has produced n/a as identification.

Sandra L. Powell
(Sign on this line)

(Legibly print name on this line)



NOTARY PUBLIC
COMMISSION NO.:
EXPIRATION DATE:

(SEAL)

EXHIBIT "1"
Takedown Tract 2 Property

TAKEDOWN TRACT 2

A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 01°02'20" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 28, A DISTANCE OF 637.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'51" EAST, 1216.53 FEET; THENCE SOUTH 63°42'19" EAST, 24.64 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 33.38 FEET, AN ARC DISTANCE OF 10.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°42'59" EAST, 10.05 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 86.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°14'22" EAST, 85.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 30.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°46'55" EAST, 29.12 FEET; THENCE NORTH 42°39'23" EAST, 87.78 FEET; THENCE NORTH 43°28'02" EAST, 24.26 FEET; THENCE NORTH 56°20'58" EAST, 50.07 FEET; THENCE NORTH 59°26'21" EAST, 284.86 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 61.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°08'46" EAST, 51.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°43'54" EAST, 71.94 FEET; THENCE NORTH 86°16'06" EAST, 290.00 FEET; THENCE NORTH 03°43'54" WEST, 20.00 FEET; THENCE NORTH 28°17'06" EAST, 272.29 FEET; THENCE NORTH 68°46'31" EAST, 1055.30 FEET; THENCE SOUTH 00°00'00" EAST, 3703.29 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2420.00 FEET, AN ARC DISTANCE OF 250.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°15'36" WEST, 250.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°13'32" WEST, 296.45 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1608.00 FEET, AN ARC DISTANCE OF 254.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°41'26" WEST, 254.28 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 4.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°18'01" EAST, 4.42 FEET; THENCE SOUTH 63°05'02" WEST, 60.00 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 5.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°29'49" WEST, 5.47 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1608.00 FEET, AN ARC DISTANCE OF 345.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°51'53" WEST, 344.63 FEET TO THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 00°53'49" WEST, ALONG LAST SAID LINE, 1331.65 FEET TO THE NORTHERLY LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28; THENCE SOUTH 89°01'52" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1006.80 FEET TO THE WESTERLY LINE OF SAID EAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28; THENCE SOUTH 00°53'49" EAST, ALONG LAST SAID LINE, 532.20 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 41°00'25" WEST, ALONG LAST SAID LINE, 695.12 FEET TO THE SOUTHERLY LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°01'52" EAST, ALONG LAST SAID LINE, 111.92 FEET TO THE EASTERLY LINE OF SAID EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 28; THENCE NORTH 01°01'23" WEST, ALONG LAST SAID LINE, 1348.47 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE SOUTH 89°04'04" WEST, ALONG LAST SAID LINE, 672.81 FEET TO THE WESTERLY LINE OF SAID SECTION 28; THENCE NORTH 01°02'20" WEST, ALONG LAST SAID LINE, 710.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 174.13 ACRES, MORE OR LESS.