

PREPARED BY AND RETURN TO:

Christian F. O’Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

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

**FIRST SUPPLEMENTAL DECLARATION
TO COMMUNITY DECLARATION FOR SEATON CREEK**

THIS FIRST SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK (this "**First Supplement**") is made by LENNAR HOMES, LLC, a Florida limited liability company (the "**Declarant**"), joined by AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company ("**AG**"), and joined by SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

RECITALS

A. The Declarant recorded that certain COMMUNITY DECLARATION FOR SEATON CREEK as Document Number 2023168251 in O.R. Book 20778, Page 1, in the Public Records of Duval County, Florida (the "**Declaration**").

B. Pursuant to Section 5.1 of the Declaration, the Declarant may annex additional land by recording a Supplemental Declaration with the joinder and consent of the record title owner of such additional lands and the joinder and consent of AG.

C. AG is the record title owner of the Additional Property (as defined below) and hereby consents to this First Supplement.

D. The Declarant wishes, in accordance with Section 5.1 of the Declaration, to file of record this First Supplement for the purpose of annexing additional land to the Declaration and SEATON CREEK.

NOW THEREFORE, the Declarant hereby supplements the Declaration as set forth herein.

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

2. **Conflicts.** In the event there is a conflict between this First Supplement and the Declaration, this First Supplement shall control. Whenever possible, this First

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. Annexation. 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. Ratification. 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.

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

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this First Supplement to be executed by its duly authorized representative as of this 1st day of MARCH, 2024.

WITNESSES:

"DECLARANT"

LENNAR HOMES, LLC, a Florida limited liability company

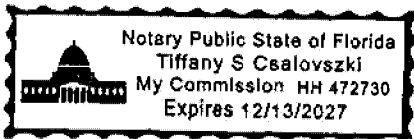
[Signature]
Print Name: Chris Mayo
Address: 7411 Fullerton St 220
Jacksonville, FL 32256

By: [Signature]
Name: Christine Braun
Title: VP of Finance

[Signature]
Print Name: Gunny Feiner
Address: 7411 Fullerton St 220
JACKSONVILLE, FL 32256

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of MARCH, 2024, by Christine Braun as VP of Finance of LENNAR HOMES, LLC, a Florida limited liability company. He/She is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
Print Name: Tiffany Csalovszki
My Commission Expires: 12/13/2027

JOINDER AND CONSENT

AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company ("AG"), does hereby join in the FIRST SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK (the "First Supplement"), to which this Joinder and Consent is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. AG agrees this Joinder and Consent is for the purpose of subjecting the Additional Property (as such term is defined in the First Supplement), which shall run with such property, and for the purpose of evidencing AG's consent to the First Supplement in accordance with Section 5.1 of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent on this 1 day of March, 2024.

WITNESSES:

"AG"

AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company

By: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, its Authorized Agent

Jeannette Lakavage
Print Name: Jeannette Lakavage
Address: 8585 E Hartford Dr, Ste 118
Scottsdale, Az 85255

By: Steven S. Benson
Steven S. Benson, its Manager

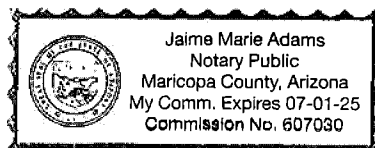
[Seal]

Wendy Stoekel
Print Name: Wendy Stoekel
Address: 8585 E Hartford Dr, Ste 118
Scottsdale, Az 85255

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 1 day of March, 2024, by Steven S. Benson, the manager of ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, for and on behalf thereof. He [x] is personally known to me or [] has produced as identification.

(SEAL)



Jaime Marie Adams
NOTARY PUBLIC
Print Name Jaime Marie Adams

JOINDER

SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the FIRST SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SEATON CREEK (the "**First 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 First Supplement and does not affect the validity of the First Supplement as the Association has no right to approve the First Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 1st day of March, 2024.

WITNESSES:

SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]
Print Name: Chris Mayo
Address: 7411 Fullerton Street Ste 220
Jacksonville, FL 32256

By: [Signature]
Name: Zenzi Rogers
Title: President

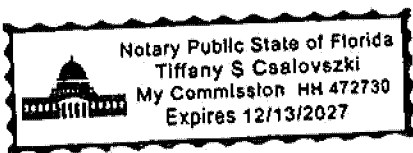
[Signature]
Print Name: Ginny Feiner
Address: 7411 Fullerton, Ste 220
Jacksonville, FL 32256

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of March, 2024, by Zenzi Rogers, as President of SEATON CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

My commission expires: 12/13/27

[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Tiffany Csalovszki



Schedule A

Legal Description

PHASE 2 DESCRIPTION:

A parcel of land situated in Sections 39 and 42, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, also being a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County; said parcel being more particularly described as follows:

BEGIN at the Southwest corner of Parcel 1, as recorded in Official Records Book 20155, page 426, of the Official Records of said county; thence along the Westerly line thereof, N00°49'48"E, 766.38 feet; thence departing said line, N72°22'46"E, 166.94 feet to a point on a curve concave to the East and having a radius of 355.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S18°16'48"E, 8.17 feet, an arc distance of 8.17 feet; thence N71°03'38"E, 60.00 feet to a point on a curve concave to the East and having a radius of 295.00 feet; thence Southerly along the arc of said curve, subtended by a chord bearing and distance of S21°16'05"E, 23.97 feet, an arc distance of 23.98 feet; thence N66°24'12"E, 120.00 feet; thence N15°49'49"W, 47.30 feet; thence N01°39'22"W, 48.45 feet; thence N00°50'13"E, 150.00 feet; thence S89°09'47"E, 110.07 feet; thence N77°45'38"E, 103.51 feet; thence N65°08'49"E, 61.02 feet; thence N72°54'20"E, 65.00 feet; thence N81°05'51"E, 65.00 feet; thence N89°31'45"E, 64.98 feet; thence S86°29'30"E, 49.22 feet; thence N85°29'52"E, 54.75 feet; thence N74°04'13"E, 54.75 feet; thence N64°30'56"E, 47.58 feet; thence N55°15'52"E, 47.58 feet; thence N46°00'47"E, 47.58 feet; thence N48°36'45"W, 36.29 feet; thence N50°25'00"E, 302.52 feet; thence S39°35'00"E, 5.00 feet; thence N50°25'00"E, 180.00 feet; thence N89°04'35"E, 213.81 feet; thence S39°35'00"E, 188.94 feet to the Westerly line of SEATON CREEK RESERVE PHASE 1, according to Plat Book 81, pages 130 through 143, of the Current Public Records of said County; thence along said line, run the following 32 courses: 1) S50°25'00"W, 286.19 feet to a point on a curve concave to the Northeast and having a radius of 25.00 feet; 2) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N46°44'42"W, 6.09 feet, an arc distance of 6.11 feet to the point of compound curvature of a curve concave to the Northeast and having a radius of 470.00 feet; 3) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N39°39'53"W, 1.33 feet, an arc distance of 1.33 feet; 4) S44°15'29"W, 60.31 feet to a point on a curve concave to the West and having a radius of 25.00 feet; 5) Southerly along the arc of said curve, subtended by a chord bearing and distance of S01°27'10"W, 33.28 feet, an arc distance of 36.42 feet to the point of reverse curvature of a curve concave to the East and having a radius of 220.00 feet; 6) Southerly along the arc of said curve, subtended by a chord bearing and distance of S16°51'50"W, 195.12 feet, an arc distance of 202.16 feet to the point of tangency; 7) S09°27'38"E, 131.45 feet to the point of curvature of a curve concave to the West and having a radius of 360.00 feet; 8) Southerly along the arc of said curve, subtended by a chord bearing and distance of S20°18'10"W, 357.42 feet, an arc distance of 374.01 feet to the point of tangency; 9) S50°03'57"W, 173.88 feet to the point of curvature of a curve concave to the North and having a radius of 25.00 feet; 10) Westerly along the arc of said curve, subtended by a chord bearing and distance of N88°42'44"W, 32.95 feet, an arc distance of 35.97 feet to the point of reverse curvature of a curve concave to the Southwest and having a radius of 205.00 feet; 11) Northwesterly along the arc of said curve, subtended by a chord bearing and distance of N53°02'33"W, 39.67 feet, an arc distance of 39.73 feet to the point of tangency; 12) N58°35'40"W, 8.25 feet; 13) S31°24'20"W, 60.00 feet; 14) S58°35'40"E, 8.25 feet to the point of curvature of a curve concave to the Southwest and having a radius of 145.00 feet; 15) Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S56°33'49"E, 10.28 feet, an arc distance of 10.28 feet to the point of compound curvature of a curve concave to the West and having a radius of 25.00 feet; 16) Southerly along the arc of said curve, subtended by a chord bearing and distance of S02°14'00"E, 39.56 feet, an arc distance of 45.64 feet to the point of tangency; 17) S50°03'57"W, 77.04 feet to the point of curvature of a curve concave to the Southeast and having a radius of 440.00 feet; 18) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S48°27'03"W, 24.80 feet, an arc distance of 24.80 feet; 19) N58°35'40"W, 228.37 feet; 20) N78°59'11"W, 96.59 feet; 21) S10°27'22"W, 126.52 feet to a point on a curve concave to the South and having a radius of 330.00 feet; 22) Westerly along the arc of said curve, subtended by a chord bearing and distance of N80°26'07"W, 10.27 feet, an arc distance of 10.27 feet; 23) S10°32'48"W, 206.43 feet; 24) S88°01'15"E, 58.07 feet; 25) S58°35'40"E, 115.15

feet; 26) N31°24'20"E, 130.86 feet to a point on a curve concave to the Northeast and having a radius of 280.00 feet; 27) Southeasterly along the arc of said curve, subtended by a chord bearing and distance of S63°23'46"E, 3.15 feet, an arc distance of 3.15 feet to the point of tangency; 28) S63°43'05"E, 7.79 feet to the point of curvature of a curve concave to the West and having a radius of 25.00 feet; 29) Southerly along the arc of said curve, subtended by a chord bearing and distance of S22°06'52"E, 33.20 feet, an arc distance of 36.31 feet to the point of reverse curvature of a curve concave to the East and having a radius of 440.00 feet; 30) Southerly along the arc of said curve, subtended by a chord bearing and distance of S13°55'44"W, 85.27 feet, an arc distance of 85.40 feet to the point of tangency; 31) S08°22'07"W, 148.13 feet to the point of curvature of a curve concave to the Northwest and having a radius of 25.00 feet; 32) Southwesterly along the arc of said curve, subtended by a chord bearing and distance of S53°20'47"W, 35.34 feet, an arc distance of 39.25 feet to the point of tangency with the Northerly right-of-way line of Arnold Road (a 66 foot right-of-way as now established); thence along said right-of-way line, N81°40'32"W, 848.82 feet to the POINT OF BEGINNING of the parcel herein described. Containing 33.94 acres, more or less.

TOGETHER WITH:

PHASE 3 DESCRIPTION:

A parcel of land situated in Sections 39 and 42, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, also being a portion of Tison's Subdivision, according to Plat Book 1, page 150 of the Former Public Records of said County; said parcel being more particularly described as follows:

BEGIN at the Northwesterly corner of Lot 20, SEATON CREEK RESERVE PHASE 2, according to Plat Book 81, pages 180 through 189, of the Current Public Records of said County; thence along the Westerly line of Parcel 1, according to Official Records Book 20155, page 426, of the Official Records of said county, N00°49'48"E, 1,252.08 feet to the Northerly line of last said lands; thence along said line, run the following 5 courses: 1) N43°34'25"E, 307.49 feet; 2) N84°38'15"E, 247.74 feet; 3) N85°59'15"E, 423.57 feet; 4) N71°56'15"E, 99.36 feet; 5) S85°31'05"E, 1,229.77 feet to the Easterly line of lands described in Official Records Book 6679, page 339, of said Official Records; thence along said line, S00°52'43"W, 304.44 feet to the Northerly line of SEATON CREEK RESERVE PHASE 1, according to Plat Book 81, pages 130 through 143, of said Current Public Records; thence along the Northwesterly line thereof, run the following 5 courses: 1) N89°06'49"W, 4.57 feet; 2) N33°00'08"W, 12.43 feet; 3) N21°25'11"W, 48.20 feet; 4) S77°25'08"W, 79.07 feet; 5) S36°15'58"W, 627.75 feet to the Southeasterly projection of the Northerly line of said SEATON CREEK RESERVE PHASE 2; thence along said projection and then along said Northerly line, N39°35'00"W, 189.05 feet to the Northeasterly corner of Lot 78, said SEATON CREEK RESERVE PHASE 2; then along said Northerly line of said SEATON CREEK RESERVE PHASE 2, run the following 25 courses: 1) S89°04'35"W, 213.81 feet; 2) S50°25'00"W, 180.00 feet; 3) N39°35'00"W, 5.00 feet; 4) S50°25'00"W, 302.52 feet; 5) S48°36'45"E, 36.29 feet; 6) S46°00'47"W, 47.58 feet; 7) S55°15'52"W, 47.58 feet; 8) S64°30'56"W, 47.58 feet; 9) S74°04'13"W, 54.75 feet; 10) S85°29'52"W, 54.75 feet; 11) N86°29'30"W, 49.22 feet; 12) S89°31'45"W, 64.98 feet; 13) S81°05'51"W, 65.00 feet; 14) S72°54'20"W, 65.00 feet; 15) S65°08'49"W, 61.02 feet; 16) S77°45'38"W, 103.51 feet; 17) N89°09'47"W, 110.07 feet; 18) S00°50'13"W, 150.00 feet; 19) S01°39'22"E, 48.45 feet; 20) S15°49'49"E, 47.30 feet; 21) S66°24'12"W, 120.00 feet to a point on a curve concave to the East and having a radius of 295.00 feet; 22) Northerly along the arc of said curve, subtended by a chord bearing and distance of N21°16'05"W, 23.97 feet, an arc distance of 23.98 feet; 23) S71°03'38"W, 60.00 feet to a point on a curve concave to the East and having a radius of 355.00 feet; 24) Northerly along the arc of said curve, subtended by a chord bearing and distance of N18°16'48"W, 8.17 feet, an arc distance of 8.17 feet; 25) S72°22'46"W, 166.94 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 46.15 acres, more or less.