

PREPARED BY AND RETURN TO:  
SPENCER N. CUMMINGS, ESQ.  
GUNSTER YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR TIMBERLAND RIDGE**

**[WITHDRAWAL OF LAND AND DESIGNATION OF ADDITIONAL COMMON AREA]**

**THIS SUPPLEMENTARY DECLARATION** (this "Supplementary Declaration") is made effective as of September 24, 2018, by **SONOC COMPANY, LLC**, a Delaware limited liability company (the "Developer"), and joined by **TIMBERLAND RIDGE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

**RECITALS:**

A. Developer is the owner of the real property described on **Exhibit "A"** attached hereto (the "Designated Property").

B. Developer is also the owner of the real property described in "**Exhibit B**" attached hereto (the "Withdrawn Property").

C. Per Section 4.3 of the Declaration of Covenants and Restrictions for Timberland Ridge recorded in Official Records Book 18090, at page 1108, of the public records of Duval County, Florida, as amended and supplemented (collectively, the "Declaration"), Developer has the right, in its sole discretion, to designate the Designated Property as Common Area under the Declaration.

D. Per Section 3.3 of the Declaration, the Developer may convey any portion of the property subject to the Declaration to the Tolomato Community Development District and withdraw such land from the provisions and effect of the Declaration.

E. Developer wishes to enter into this Supplementary Declaration to designate the Designated Property as Common Area under the Declaration and withdraw the Withdrawn Property from the provisions and effect of the Declaration.

**NOW THEREFORE**, the Developer hereby declares that:

1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Designation of the Designated Property to the Common Area.** Developer hereby designates the Designated Property as Common Area under the Declaration. The Association shall maintain the Designated Property and shall repair and replace any

improvements located therein in accordance with any applicable governmental or quasi-governmental permits and approvals, any applicable plats, and the Declaration.

3. **Withdrawal.** Developer hereby withdraws the Withdrawn Property from the provisions and effect of the Declaration.

4. **Miscellaneous.** This Supplementary Declaration shall become effective upon its recordation in the public records of Duval County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

***[This Space Intentionally Left Blank]***



Signed, sealed and delivered  
in the presence of:

**ASSOCIATION:**

**TIMBERLAND RIDGE HOMEOWNERS  
ASSOCIATION, INC.**, a Florida not-for-profit  
corporation

Jill Whalen  
(Signature)

Jill Whalen  
(Print Name)

Belle Lynee  
(Signature)

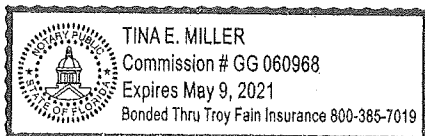
Brooke Chafee  
(Print Name)

By: [Signature]  
Name: Gregory J. Barbour  
Its: President

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF DUVAL        )

The foregoing instrument was acknowledged before me on Sept. 24, 2018  
by Jed V. Davis, the President of  
**TIMBERLAND RIDGE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit  
corporation, on behalf of the company.

Tina E Miller  
Print Name Tina E Miller  
NOTARY PUBLIC, State of  
Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Personally Known  \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced  
\_\_\_\_\_



**EXHIBIT "A"**

**DESIGNATED PROPERTY**

Tracts "C", "D", "E", "F", "I", "J", and "K" as shown on the plat of Timberland Ridge at Nocatee, recorded in Plat Book 70, pages 64 through 79, of the public records of Duval County, Florida.

**EXHIBIT "B"**

**WITHDRAWN PROPERTY**

Tracts "A" and "B" as shown on the plat of Timberland Ridge at Nocatee, recorded in Plat Book 70, pages 64 through 79, of the public records of Duval County, Florida.