

This instrument prepared by and
after recording return to:

Robert W. Bowser, Esq.
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**FIRST SUPPLEMENTAL DECLARATION TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TROUT RIVER**

THIS FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TROUT RIVER (this "First Supplement") is made as of this 17th day of August, 2021 ("Effective Date") by **MARONDA HOMES, LLC OF FLORIDA**, a Florida limited liability company, successor by conversion to Maronda Homes, Inc. of Florida, pursuant to a Certificate of Conversion filed on December 20, 2019, and effective December 31, 2019 ("Declarant") whose post office address is 4005 Maronda Way, Sanford, Florida 32771.

RECITALS:

WHEREAS, Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for Trout River recorded in Official Records Book 14541, Page 1366, of the Public Records of Duval County, Florida, as subsequently amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Trout River recorded in Official Records Book 17825, Page 2077, Public Records of Duval County, Florida (collectively, the "Declaration") (unless otherwise defined, capitalized terms used above or herein shall have the meanings ascribed to them in the Declaration);

WHEREAS, Article II, Section 2 of the Declaration provides that Declarant may bring within the scope of this Declaration, as Additional Property, lands lying adjacent to or in the vicinity of the Property, at any time and from time to time within twenty (20) years after the Effective Date of the Declaration, by the recording of a Supplemental Declaration in the Public Records of Duval County, Florida; and

WHEREAS, Declarant is the fee simple owner of that certain real property described in Exhibit "A" attached hereto and incorporated herein (the "Phase 2 Property"); and

WHEREAS, the Phase 2 Property is encumbered by a mortgage; and

WHEREAS, pursuant to the authority granted to Declarant by the Declaration, Declarant wishes to amend the Declaration as set forth herein.

NOW, THEREFORE, Declarant, for itself and its successors in interest and assigns, by the execution and recording of this First Supplement in the Public Records of Duval County, Florida, does hereby declare that the Declaration is hereby amended as follows:

1. Recitals. The recitals set forth above are incorporated herein by this reference as if the same were fully set forth herein.

2. Additional Property. Effective as of the date on which this First Supplement is recorded in the Public Records of Duval County, Florida (the "Effective Date"), the Declaration is hereby supplemented to extend the effect and encumbrance of the Declaration to the Phase 2 Property as additional property. Commencing as of the Effective Date, the Phase 2 Property, as additional property, shall be held, transferred, sold, conveyed, improved, and occupied subject to the covenants, conditions, restrictions, easements, and liens set forth in the Declaration and in this First Supplement. The annexation of the Phase 2 Property as additional property is made pursuant to Article II, Section 2 of the Declaration, and also extends the jurisdiction of the Association to the Phase 2 Property.

3. Common Property. Tracts R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15 AND C-1, Trout River Station – Phase Two, according to the plat thereof as recorded in the public records of Duval County, Florida (the "Plat"), are Common Property to be owned and maintained by the Association.

4. Effect of this First Supplement. Except as modified by this First Supplement, the Declaration remains unmodified, and in full force and effect. In the event of any inconsistency or conflict between the terms of this First Supplement and the terms of the Declaration, the terms of this First Supplement shall control only as necessary to resolve any such inconsistency or conflict.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Declarant has executed this First Supplement as of the date first written above.

Signed, sealed and delivered in the presence of:

MARONDA HOMES, LLC OF FLORIDA,
a Florida limited liability company

Martha A. Borkeoky
Printed Name: Martha A. Borkeoky

By: *[Signature]*
Print Name: Scott C. Howard
Title: President

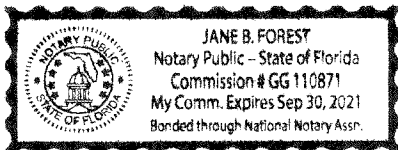
Jane Forest
Printed Name: Jane Forest

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of August, 2021, by Scott C. Howard, as President of **MARONDA HOMES, LLC OF FLORIDA**, a Florida limited liability company, on behalf of said company, who {check appropriate box} is personally known to me or produced _____ as identification.

[Notary Stamp or Seal]



Jane B. Forest
Notary Public, State of Florida
Notary Name: Jane B. Forest
My Commission Expires: Sept. 30, 2021

Exhibit "A"
Phase 2 Property

Trout River Station – Phase Two as recorded in Plat Book 77, Pages 68 through 73, inclusive, of the Public Records of Duval County, Florida:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13314, PAGE 1263 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1-A, TROUT RIVER STATION - PHASE ONE, AS RECORDED IN PLAT BOOK 64, PAGES 160-169 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG A PORTION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID TROUT RIVER STATION - PHASE ONE, THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE 1) THENCE NORTH 89°24'14" EAST, A DISTANCE OF 110.04 FEET; COURSE 2) THENCE SOUTH 00°51'04" EAST, A DISTANCE OF 44.54 FEET; COURSE 3) THENCE NORTH 89°02'52" EAST, A DISTANCE OF 50.09 FEET; COURSE 4) THENCE SOUTH 01°04'39" EAST, A DISTANCE OF 84.82 FEET; COURSE 5) THENCE NORTH 89°20'01" EAST, A DISTANCE OF 306.87 FEET; COURSE 6) THENCE SOUTH 12°20'16" EAST, A DISTANCE OF 782.76 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16470, PAGE 1153 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°59'28" WEST, ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15940, PAGE 2401, A DISTANCE OF 420.27 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15940, PAGE 2401; THENCE SOUTH 01°25'21" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 210.06 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF BESSANT ROAD, BEING A 60 FOOT RIGHT OF WAY; THENCE SOUTH 89°00'14" WEST, ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 404.86 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9826, PAGE 561 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°19'36" WEST, ALONG THE EAST LINE THEREOF AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16014, PAGE 1506 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1077.55 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8666, PAGE 2114 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°18'45" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 209.04 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01°19'15" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 33.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 16.08 ACRES, MORE OR LESS.