

Prepared by and Return to:

Marlene Garcia, Esq.
Diaz Leyva Group
1501 Venera Avenue
Suite 203
Coral Gables, FL 33146

**SUPPLEMENTAL DECLARATION OF MASTER DECLARATION OF COVENANTS AND
RESTRICTIONS FOR VILLAGES OF WESTPORT**

This Supplemental Declaration of Master Declaration of Covenants and Restrictions for Villages of Westport ("Supplemental Declaration") is made and entered into this 28th day of ~~July, 2022~~ JANUARY 2023 by the Westport Villages Property Owners Association, Inc., a Florida not-for-profit corporation ("Association").

WHEREAS, Westport Villages, Inc., a Florida corporation ("**Developer/Declarant**"), caused that certain Master Declaration of Covenants and Restrictions for Villages of Westport ("Declaration") to be recorded at Official Records Book 13074, Page 2423, Public Records of Duval County, Florida; and

WHEREAS, the Declaration was amended by the Amendment to Master Declaration of Covenants and Restrictions for Villages of Westport recorded at Official Records Book 14750, Page 1687, Public Records of Duval County, Florida; and

WHEREAS, the Declaration was amended by the Second Amendment to Master Declaration of Covenants and Restrictions for Villages of Westport recorded at Official Records Book 17631, Page 2156, Public Records of Duval County, Florida; and

WHEREAS, Article III of the Declaration authorizes extending the Declaration to Additional Property; and

WHEREAS, LGI Homes - Florida, LLC, the owner of the Additional Property described in Exhibit "A" which is attached hereto and incorporated herein, has consented to extending the Declaration and the Association's jurisdiction to the Additional Property.

NOW, THEREFORE, the Declaration is hereby supplemented as follows:

1. Recitals

The foregoing whereas clauses / recitals are true and correct and form a material part of this Supplemental Declaration.

2. Definitions

Unless otherwise specifically set forth herein, any capitalized terms used herein shall have the meanings as assigned to them in the Declaration.

3. Full Force and Effect of Declaration

Except as hereby supplemented, the Declaration shall remain in full force and effect in strict accordance with its terms.

4. Effective Date

This Supplemental Declaration shall become effective upon being recorded in the Public Records of Duval County, Florida. It shall be retroactive in application to the date of recording of the originally filed Declaration pursuant to Article II of the Declaration.

5. Annexation of Additional Property

The Additional Property particularly described and set forth in Exhibit "A", attached hereto and incorporated herein by reference, is submitted to the provisions of the Declaration, as amended from time to time, and the Association hereby files this Supplemental

Declaration for purposes of annexing the Additional Property to the Declaration and extending the jurisdiction of the Association to the Additional Property.

IN WITNESS WHEREOF, the undersigned President and Secretary of Westport Villages Property Owners Association, Inc., upon the approval of a majority of its Board of Directors, has caused these presents to be executed in its name, as of the 28 day of January, 2023.

WITNESSES:

[Signature]
Signature
Print Name: Oliver Ingram

[Signature]
Signature
Print Name: Danylle Conner

Westport Villages Property Owners Association, Inc.

By: [Signature]
Print Name: Samuel D. Cooper Smith
Title: HOA president

Date: 1-28-23

By: [Signature]
Print Name: Jerry Turner
Title: HOA Vice President

Date: 1-28-23

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of January 2023 by Samuel Smith and Jerry Turner, as President and Vice President of Westport Villages POA, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

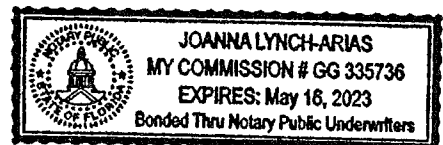




Exhibit A

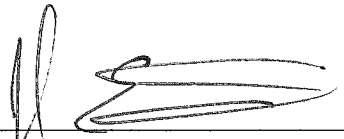
A PORTION OF SECTION 38, BLOODWORTH DONATION, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

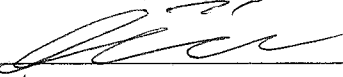
BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF VILLAGES OF WESTPORT - PHASE 2, AS RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID VILLAGES OF WESTPORT - PHASE 2, THE FOLLOWING TWO(2) COURSES AND DISTANCES: COURSE ONE(1) THENCE NORTH 89°11'16" WEST, A DISTANCE OF 260.79 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 36°01'37"; COURSE TWO(2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 440.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°46'32" WEST, 432.94 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°33'07" WEST, DEPARTING SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 150.95 FEET TO THE POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET AND A CENTRAL ANGLE OF 27°25'32"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 502.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°44'00" WEST, 497.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°11'27" WEST, A DISTANCE OF 126.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 24°27'33"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 416.22 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°25'13" WEST, 413.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60°39'00" WEST, A DISTANCE OF 230.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2220.00 FEET AND A CENTRAL ANGLE OF 05°17'57"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°17'59" WEST, 205.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°13'58"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°56'04" WEST, 21.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°49'05" WEST, A DISTANCE OF 4.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 04°21'04"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°38'33" WEST, 35.30 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 455.00 FEET AND A CENTRAL ANGLE OF 00°41'31"; SAID POINT LYING ON THE SOUTHERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 20260, PAGE 1405, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO(2) COURSES AND DISTANCES: COURSE ONE(1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°39'15" WEST, 5.49 FEET TO THE POINT OF TANGENCY; COURSE TWO(2) THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.07 FEET TO THE POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 04°47'47"; SAID POINT LYING ON THE WESTERLY LINE OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS 20260, PAGE 1405, SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 39.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°38'50" WEST, 39.75 FEET; THENCE SOUTH 75°45'01" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 173.36 FEET; THENCE NORTH 15°54'11" WEST, A DISTANCE OF 325.58 FEET; THENCE NORTH 60°39'00" EAST, A DISTANCE OF 198.47 FEET; THENCE NORTH 29°21'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 60°39'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°21'00" EAST, 35.36 FEET; THENCE NORTH 60°39'00" EAST, A DISTANCE OF 105.00 FEET; THENCE NORTH 29°21'00" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 60°39'00" EAST, A DISTANCE OF 174.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 24°27'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°25'13" EAST, 146.16 FEET TO THE POINT OF TANGENCY; THENCE NORTH 36°11'27" EAST, A DISTANCE OF 141.82 FEET; THENCE NORTH 11°56'06" EAST, A DISTANCE OF 176.73 FEET; THENCE NORTH 25°03'10" WEST, A DISTANCE OF 362.74 FEET; THENCE NORTH 77°16'23" EAST, A DISTANCE OF 324.50 FEET; THENCE SOUTH 56°59'07" EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 33°00'53" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 56°59'07" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 33°00'53" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 56°59'07" EAST, A DISTANCE OF 5.56 FEET; THENCE NORTH 33°00'53" EAST, A DISTANCE OF 775.71 FEET; THENCE SOUTH 59°58'09" EAST, A DISTANCE OF 934.55 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BRADDOCK ROAD, BEING A 66 FOOT RIGHT OF WAY; THENCE SOUTH 00°48'44" WEST, ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 829.66 FEET; THENCE NORTH 89°11'16" WEST, DEPARTING LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 31.64 FEET TO THE POINT OF BEGINNING.

JOINER AND CONSENT TO SUPPLEMENTAL MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGES OF WESTPORT

KNOW ALL PERSONS BY THESE PRESENTS:

LGI Homes-Florida, LLC, whose address is 1450 lake Robbins Drive, Suite 430, The Woodlands, TX 77380. the owner of the Additional Property as particularly described and set forth in Exhibit "A", which is attached hereto and described herein, by the execution hereof, hereby joins into and consents to the annexation and submission of the Additional Property to the provisions of the Master Declaration of Covenants and Restrictions for Villages of Westport ("Declaration") recorded at Official Records Book 13074, Page 2423, Public Records of Duval County, Florida as amended from time to time, and to extending the jurisdiction of the Westport Villages Property Owners Homeowners Association, Inc., to the Additional Property.

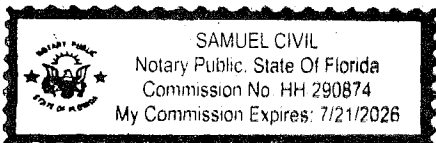

Signature _____
Print Name: JOHN E. KASSIE



Signature _____
Print Name: SAMUEL CIVIL

LGI HOMES-FLORIDA, LLC
By: _____
Print Name: BRIAN MARTIN
Title: OFFICER
Date: 2/13/23

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of February, 2023 by Brian Martin, as Officer of LGI Homes-Florida, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.




Notary Public

**WESTPORT VILLAGES PROPERTY OWNERS ASSOCIATION, INC.
BOARD RESOLUTION -ANNEXATION OF ADDITIONAL PROPERTY**

WHEREAS, Westport Villages, Inc., a Florida corporation ("Developer/"Declarant"), caused that certain Master Declaration of Covenants and Restrictions for Villages of Westport ("Declaration") to be recorded at Official Records Book 13074, Page 2423, Public Records of Duval County, Florida; and

WHEREAS, the Declaration was amended by the Amendment to Master Declaration of Covenants and Restrictions for Villages of Westport recorded at Official Records Book 14750, Page 1687, Public Records of Duval County, Florida; and

WHEREAS, the Declaration was amended by the Second Amendment to Master Declaration of Covenants and Restrictions for Villages of Westport recorded at Official Records Book 17631, Page 2156, Public Records of Duval County, Florida; and

WHEREAS. Article III of the Declaration authorizes extending the Declaration to Additional Property; and

WHEREAS, the Board of Directors desires to annex that certain property described herein as Exhibit "A"

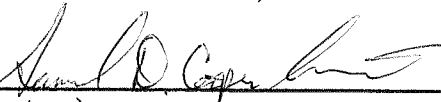
NOW, THEREFORE, it is hereby resolved by the Board of Directors of the Westport Villages Property Owners Association, Inc. at a duly noticed meeting of the Board of Directors held on the 28 day of ~~July~~ JANUARY ~~2022~~, as follows:
2023

PURPOSE: The purpose of this Resolution is to annex the property described in Exhibit "A" and extend the Declaration described in Exhibit "A".

SCOPE: This Resolution applies to the property described in Exhibit "A".


This Resolution was adopted by a majority of the Board of Directors of the Westport Villages Property Owners Association, Inc. on the 28 day of ~~July, 2022.~~ JANUARY, 2023

WESTPORT VILLAGES PROPERTY OWNERS ASSOCIATION, INC.

BY: 
(Signature)

Samuel D. Cooper-Smith
Print Name:

HOA President
Title:


Jerry Turner
HOA Vice President

ATTEST


(Signature)

Oliver Jayaram
Print Name:

Licensed Community Association
Title: Manager