

This instrument prepared by/return to:  
Alexandra M. Amador, Esq.  
McCabe & Ronsman  
110 Solana Rd., Suite 102  
Ponte Vedra Beach, FL 32082

**AMENDMENT AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
WALKERS RIDGE**

**THIS AMENDMENT AND SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR WALKERS RIDGE** ("Supplemental Declaration")  
is made this 12 day of July 2024 by **WALKERS RIDGE HOMEOWNERS  
ASSOCIATION, INC.** ("Association"), whose address is 321 Office Plaza Dr, Ste 211 Tallahassee, FL  
and joined by **CL BREEZE, LLC**, a Florida limited liability company ("CL Breeze") whose address 32301  
is 1000 Riverside Ave, Suite 600, Jacksonville, FL 32204.

**WITNESSETH:**

**WHEREAS**, the Declarant recorded that certain Declaration of Covenants, Conditions and  
Restrictions for Walkers Ridge in Official Records Book 19521, Page 1213 et seq., of the current  
public records of Duval County, Florida (the "Declaration"), subjecting the lands described in  
Exhibit A attached thereto to the terms of the Declaration, which lands are more particularly  
described as Walkers Ridge, according to the map or plat thereof as recorded in Plat Book 76, Pages  
49-54, public records of Duval County, Florida ("Walkers Ridge"); and

**WHEREAS**, CL Breeze is the fee simple of owner of lands lying adjacent to Walkers Ridge,  
which lands are more particularly described as Walkers Ridge Phase 2, according to the plat thereof  
as recorded in Plat Book 82, Pages 72 and 73 of the public records of Duval County, Florida  
("Walkers Ridge Phase 2"); and

**WHEREAS**, CL Breeze desires to annex and submit Walkers Ridge Phase 2 to the  
covenants, conditions, restrictions, and terms of the Declaration and bring Walkers Ridge Phase 2  
under the jurisdiction of the Association; and

**WHEREAS**, the Association desires to amend and supplement the Declaration for the  
purpose of allow the annexation of Walkers Ridge Phase 2 and extending the jurisdiction of the  
Association to Walkers Ridge Phase 2; and

**WHEREAS**, pursuant to Article XI, the holders of at least two-thirds (2/3) of the total votes  
in the Association may change or amend any provision of the Declaration by affirmative vote case in  
person or by proxy at a meeting duly called.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable  
consideration, the Association hereby amends and supplements the Declaration for the purpose of

annexing Walkers Ridge Phase 2 to the Declaration and extending the jurisdiction of the Association Walkers Ridge Phase 2, as follows:

**ANNEXATION**

1) The lands more fully described below and made a part hereof ("Walkers Ridge Phase 2) are hereby annexed to the Declaration and subject to the jurisdiction of the Association:

WALKERS RIDGE PHASE 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 72 – 73, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNT, FLORIDA

2) Walkers Ridge Phase 2 shall become part of the "Property" subject to and as such term is defined in the Declaration, and shall be held, transferred, conveyed and occupied subject to the easements, restrictions, covenants, terms and conditions of the Declaration.

3) Upon the recordation of this Amendment and Supplemental Declaration, the Owners shall also have a right to and non-exclusive easement of use and enjoyment in and to the Common Property, if any, within Walkers Ridge Phase 2 and an obligation to contribute to the cost of operating, maintaining and insuring the additional Common Property and additional Areas of Common Responsibility.

**AMENDMENTS**

*(Additions are indicated by underline (with any additions in headings only indicated by double underline), deletions are indicated by ~~strikethrough~~)*

4) Article I, Section 1(u) is hereby amended as follows:

(u) "Plat" shall mean that certain plat of Walkers Ridge recorded in Plat Book 76, Pages 49-54, of the Public Records of Duval County, Florida, as may be amended from time to time, and that certain plat of Walkers Ridge Phase 2 recorded in recorded in Plat Book 82, Pages 72 and 73 of the public records of Duval County, Florida.

5) Article I, Section 1(w) is hereby amended as follows:

(w) "Property" shall mean and refer to the real property described in Plat for WALKERS RIDGE as recorded in the Public Records of Duval County, Florida, which is also more particularly described in Exhibit "A" to this Declaration, together with the real property more particularly described as WALKERS RIDGE PHASE 2, according to the plat thereof as recorded in Plat Book 82, Pages 72 and 73 of the public records of Duval County, Florida, together with any Additional Property hereafter annexed to this Declaration pursuant to Article II.

IN WITNESS WHEREOF, the undersigned sets its hand and seal as of the date first above written.

Signed, sealed, and delivered in the presence of:

ASSOCIATION:

Witnesses

[Signature]  
Signature of Witness 1

Savannah Parish  
Printed

Address: 8132 Ponsell Nursery Rd, Mcclellan FL 32063

[Signature]  
Signature of Witness 2

Grant Howarth  
Printed

Address: 400 Catalpa Court St Johns, FL 32259

WALKERS RIDGE OWNERS ASSOCIATION, INC.

[Signature]  
President

Monnell Benson  
Printed

[Signature]  
Secretary

Vallynn Rogers  
Printed

STATE OF FLORIDA  
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12 day of July, 2024 by Monnell Benson as President, of Walkers Ridge Owners Association, Inc., on behalf of the corporation. ( Personally known or  provided identification personally known.)

[Signature]  
(Signature of Notary Public - State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA  
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12 day of July, 2024 by Vallynn Rogers as Secretary, of Walkers Ridge Owners Association, Inc., on behalf of the corporation. ( Personally known or  provided identification personally known.)

[Signature]  
(Signature of Notary Public - State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)



