

This Instrument Prepared by and Return to:

Barry E. Somerstein, Esq.
Greenspoon Marder LLP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BEACON LAKE**

This Supplement to Declaration of Covenants, Conditions and Restrictions for Beacon Lake ("Supplement ") is made this 30th day of December, 2019, by HEARTWOOD 23, LLC, a Florida limited liability company ("Developer"), and joined in by BEACON LAKE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("Association").

WHEREAS, Developer executed and recorded in Official Records Book 4455, Page 1171, of the Public Records of St. Johns County, Florida, a certain "Declaration of Covenants, Conditions and Restrictions for Beacon Lake," as amended and assigned (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, the Developer and Association desire to reflect that a portion of the Community previously committed to the Declaration has been platted, and the "Lots" shown in the Plat of Beacon Lake Townhomes, according to the Plat ("Plat") thereof, recorded in Public Records Book 99, Pages 22-41, inclusive, of the Official Records of St. Johns County, Florida ("Townhouse Lots" or "Additional Annexed Property"), are Lots within the definition of Lots as defined in the Declaration and are subject to the terms, easements, restrictions, covenants and conditions of the Declaration; and

WHEREAS, Developer, the owner of the Additional Annexed Property, and Association, now desires to confirm the matters set forth in this Supplement.

NOW, THEREFORE, Developer, with the joinder and consent of the Association, hereby amend the Declaration as follows:

1. The recitations set forth herein are true and correct and are incorporated by reference.
2. The terms used in this Supplement shall have the same meaning as the terms used in the Declaration, unless otherwise provided for herein.

3. The Townhouse Lots shown on the Plat are Lots within the meaning of the Declaration, and shall hereby be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, reservations, regulations, burdens and liens set forth in the Declaration as modified by this Supplement.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

COPY

IN WITNESS WHEREOF, Developer, joined by the Association, has executed this Supplement on the day, month and year first above written.

WITNESSES:

DEVELOPER:

HEARTWOOD 23, LLC, a Florida limited liability company

Marcy McBride
Signature
Marcy McBride
Printed Name

By: [Signature]
Name: Bruce J. Parker
Title: VP

(SEAL)

[Signature]
Signature
Eugene Munkacs
Printed Name

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Bruce J. Parker, the VP of **HEARTWOOD 23, LLC, a Florida limited liability company**. He is ~~personally known to me~~ or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of December, 2019.

Marcy McBride
Notary Public
Typed, printed or stamped name of Notary Public

My Commission Expires:



ASSOCIATION:

BEACON LAKE COMMUNITY
ASSOCIATION, INC.

Marcy McBride
Signature

Marcy McBride
Printed Name

Eugene Munkov
Signature

Eugene Munkov
Printed Name

By: Bruce J. Parker

Name: Bruce J. Parker

Title: President
(SEAL)

STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Bruce J. Parker, the President of **BEACON LAKE COMMUNITY ASSOCIATION, INC.** freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/She is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of December, 2019.

Marcy McBride
Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

