

This Instrument Prepared by and Return to:

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

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**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 2nd day of June, 2020, 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 Phase 3A, according to the Plat thereof, recorded in Public Records Book 101, Pages 78 through - 94, inclusive, of the Official Records of St. Johns County, Florida (collectively, the "Plat"), are Lots within the definition of the Declaration and are subject to the terms, easements, restrictions, covenants and conditions of the Declaration; and

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 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
Ernest Munkoo
Printed Name

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

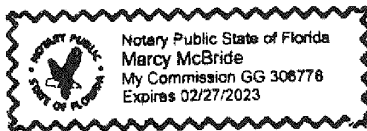
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, by Bruce J. Parker, the VP of **HEARTWOOD 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 28 day of June, 2020.
May

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 Munkow
Signature
Eugene Munkow
Printed Name

By: [Signature]
Name: Bruce J. Parker
Title: Chairman
(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 ☒ physical presence or ☐ online notarization, by Bruce J. Parker, the Chairman 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 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 27 day of June, 2020.
May

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

My Commission Expires:

