

This Instrument Prepared by and Return to:

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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 31st day of May, 2022, 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 Lakes Phase 3B**, according to the Plat thereof, recorded in Public Records Book 113, Pages 7 through 24, inclusive, of the Official Records of St. Johns County, Florida ("Plat"), are Lots within the definition of 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 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.

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]
Bruce J. Parker, Vice President

(SEAL)

Lisa C. Cathell
Signature
LISA C. CATHELL
Printed Name

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

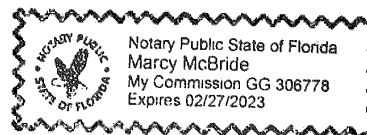
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] on-line notarization by Bruce J. Parker, the Vice President 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 May, 2022.

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
Lisa C. Cathell
Signature
LISA C. CATHELL
Printed Name

By Bruce J. Parker, 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 means of ☒ physical presence or ☐ on-line notarization by Bruce J. Parker, the President **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 24 day of May, 2022.

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

My Commission Expires:

