

PREPARED BY AND RETURN TO:  
SPENCER N. CUMMINGS, ESQ.  
GUNSTER YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FL 32202

Public Records of  
St. Johns County, FL  
Clerk # 2013034851,  
O.R. 3736 PG 689-693  
05/28/2013 at 11:06 AM,  
REC. \$21.00 SUR. \$23.00

**SUPPLEMENTARY DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR LAKESIDE**

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of March 27, 2013, by TC DEVELOPMENT, LLC, a Florida limited liability company (the "Developer"), LAKESIDE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), and LENNAR HOMES, LLC, a Florida limited liability company ("Lennar").

**RECITALS:**

A. Developer is the owner of the land described on **Exhibit "A"** attached hereto (the "Withdrawn Property") which is affected by the Declaration of Covenants and Restrictions for Lakeside recorded in Official Records Book 3673, at page 24, of the public records of St. Johns County, Florida (the "Declaration").

B. Developer intends to convey the Withdrawn Property to the Tolomato Community Development District ("CDD") to be operated and maintained by the CDD as a public park.

C. Developer and Lennar are the Owners of all of the Lots described in the Declaration and hold all of the votes in the Association, and pursuant to Section 3.3 of the Declaration, Developer, Lennar and the Association desires to withdraw the Withdrawn Property from all of the terms and conditions of the Declaration.

**NOW THEREFORE**, the Developer hereby declares that:

1. **Defined Terms.** All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Withdrawal.** All of the Withdrawn Property is hereby withdrawn from all terms and conditions of the Declaration which shall be of no further force and effect whatsoever with respect to the Withdrawn Property.

3. **Ratification.** As specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

***[This Space Intentionally Left Blank]***

IN WITNESS WHEREOF, the parties have executed and delivered this Supplementary Declaration as of the date and year first above written.

Signed, sealed and delivered in the presence of:

DEVELOPER:

TC DEVELOPMENT, LLC, a Florida limited liability company

Tina E Miller

(Signature)

Tina E Miller

(Print Name)

Lauren Owens

(Signature)

Lauren Owens

(Print Name)

By: Jed V. Davis  
Jed V. Davis  
Vice President

STATE OF FLORIDA       )  
  ) SS  
COUNTY OF DUVAL       )

The foregoing instrument was acknowledged before me on <sup>May</sup> ~~March~~ 20 2013 by Jed V. Davis, the Vice President of TC DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company.



Tina E Miller

Print Name Tina E Miller

NOTARY PUBLIC, State of

Florida at Large

Commission # \_\_\_\_\_

My Commission Expires:

Personally Known yes ✓

or Produced I.D. \_\_\_\_\_

[check one of the above]

Type of Identification Produced

\_\_\_\_\_



Signed, sealed and delivered  
in the presence of:

Angela Myers  
(Signature)  
Angela Myers  
(Print Name)

Carol Warner  
(Signature)  
Carol Warner  
(Print Name)

**LENNAR:**

**LENNAR HOMES, LLC,**  
a Florida limited liability company

By: [Signature]  
Name: Michael A. Carlo  
Its: Vice President

STATE OF FLORIDA     )  
                                  ) SS  
COUNTY OF St. Johns )

The foregoing instrument was acknowledged before me on April 30, 2013 by Michael Carlo, the VP of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the company.

Zenzi Rogers  
(Print Name) Zenzi Rogers  
NOTARY PUBLIC, State of  
Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally Known \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced  
\_\_\_\_\_

