

This Instrument Prepared by  
and After Recording Return to:  
James G. Kattelmann, Esquire  
Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, Florida 32802-2809  
407-843-4600

**SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
RIVERWOOD BY DEL WEBB COMMUNITY ASSOCIATION,  
DESIGNATING PHASE 2 AMENITY CENTER AS COMMON PROPERTY**

**THIS SUPPLEMENTAL DECLARATION** (the “Supplemental Declaration”) is entered into as of the 4 day of December, 2015, by PULTE HOME CORPORATION, a Michigan corporation authorized to transact business in the State of Florida (“Developer”).

**WITNESSETH:**

WHEREAS, Developer, as the fee simple owner of certain real property located in St. Johns County, Florida and being more particularly described on Exhibit “A” attached hereto (the “Phase 2 Amenity Center Parcel”); and

WHEREAS, Developer executed that certain DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVERWOOD BY DEL WEBB COMMUNITY ASSOCIATION, recorded in Official Records Book 2940, Page 44 of the Public Records of St. Johns County, Florida, as same may be amended or supplemented from time to time (collectively the “Declaration”), covering certain property located in St. Johns County, Florida, described therein as the Property and comprising the Community, and constitutes the “Developer” as defined in the Declaration; and

WHEREAS, unless otherwise defined herein capitalized terms used in this Supplemental Declaration shall have the meanings and definitions set forth in the Declaration; and

WHEREAS, by Second Supplemental Declaration recorded April 28, 2014 in Official Records Book 3872, Page 1270, Developer annexed and submitted the Phase 2 Amenities Center Parcel and other parcels as part of the Property subject to the terms, covenants, conditions and restrictions of the Declaration; and

WHEREAS, pursuant to Sections 1.1(i) and 2.2 of the Declaration, the Developer, in its capacity as Developer under the Declaration, without the requirement of consent from any other party (other than the Owner or Mortgagee of such property), may cause property to be designated as Common Property within the provisions and applicability of the Declaration by the recording

of a Supplemental Declaration designating such property as Common Property in the Public Records of the County; and

WHEREAS, Developer is owner of fee simple title to the Phase 2 Amenity Center Parcel; and

WHEREAS, the Phase 2 Amenity Center Parcel is not encumbered by any mortgages; and

WHEREAS, Developer has constructed on the Phase 2 Amenity Center Parcel certain recreational facilities and amenities (together, the "Phase 2 Amenities") for the common use and benefit of Developer and the Owners of all Lots and Units that are or will become part of the Community, including rights of access to and use of same for all Members, Member's Permittees and their permitted agents and invitees pursuant and subject to the terms of the Declaration; and

WHEREAS, Section 1.1(i) of the Declaration provides that "Common Property shall mean and refer to the property described on Exhibit "D" of the Declaration plus all property designated as Common Property in any recorded Supplemental Declaration, together with landscaping and improvements thereon; and

WHEREAS, Developer, pursuant to Sections 1.1(i) and 2.2 of the Declaration, desires to designate and submit the Phase 2 Amenity Center Parcel and Phase 2 Amenities as Common Property under the Declaration.

NOW, THEREFORE, Developer, hereby declares that:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Ratification of Declaration. The Developer hereby ratifies and affirms the provisions and applicability of the Declaration.

3. Designation of Phase 2 Amenity Center Parcel and Phase 2 Amenities as Common Property. Developer, pursuant to Sections 1.1(i) and 2.2 of the Declaration, hereby designates and submits the Phase 2 Amenity Center Parcel and the Phase 2 Amenities as Common Property and declares that same is and will be subject to all the terms, covenants, conditions and provisions of the Declaration applicable to Common Property. Without limiting the generality of the foregoing, Developer hereby declares as follows with respect to the Phase 2 Amenity Center Parcel and Phase 2 Amenities:

(a) Pursuant to Section 4.1 of the Declaration, each Member and each Member's Permittees shall have a non-exclusive permanent and perpetual easement over and upon the Phase 2 Amenity Center Parcel and Phase 2 Amenities for the intended use and enjoyment thereof in common with all other such Members, Member's Permittees and their agents and invitees, subject to the terms and conditions of the Declaration, including, without limitation, the terms of Section 4.1 of the Declaration.

(b) Pursuant to Section 5.1 of the Declaration, the Community Association shall at all times maintain, manage, operate, insure and replace the Phase 2 Amenity Center Parcel and the Phase 2 Amenities located thereon with all such work and expenses relating to same to be paid for by the Community Association through Assessments imposed pursuant to the Declaration.

(c) Pursuant to Section 4.12 of the Declaration, the Phase 2 Amenity Center Parcel and the Phase 2 Amenities are hereby dedicated non-exclusively to the joint and several use, in common, of Developer and Owners of all Lots and Units within the Community, and all Member's Permittees and Developer's tenants, guests and invitees, subject to the terms and conditions of the Declaration.

(d) Pursuant to Section 4.12 of the Declaration, it is intended that any and all real estate taxes and assessments assessed against the Phase 2 Amenity Center Parcel and the Phase 2 Amenities shall be proportionately assessed against and payable as part of the real estate taxes and assessments of the applicable Lots and Units within the Property and shall not be directly assessed against the Phase 2 Amenity Center Parcel and the Phase 2 Amenities.

*[Signatures follow on next page.]*

IN WITNESS WHEREOF, Developer has executed this Supplemental Declaration as of the date first set forth above.

Signed, sealed and delivered in the presence of:

**PULTE HOME CORPORATION**, a Michigan corporation

[Signature]

By: [Signature]

Print Name: Angel Alfonso

Name: Peter Keane

[Signature]

Title: Pres. OEA

Print Name: Carlos Grebesen

COPY

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 4th day of DECEMBER, 2015, by PETER KEANE, as DIVISION PRESIDENTS of PULTE HOME CORPORATION, a Michigan corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public, State of Florida  
Print Name Carlos Grebesen

**EXHIBIT "A"**

PHASE 2 AMENITY CENTER PARCEL

[SEE ATTACHED]

COPY

**Exhibit A****Legal Description****PHASE 2 – AMENITIES CENTER**

A portion of Section 62 of the Williams Travers Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3255, page 459 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly most corner of Tract B9, Riverwood by Del Webb-Phase 1, a plat recorded in Map Book 60, pages 87 through 120 of said Public Records, said point lying on the Westerly right of way line of River Run Boulevard, an 80 foot right of way as presently established, said point also being a point on a curve; thence Southeasterly, along the Southerly line of said Riverwood by Del Webb-Phase 1, the following two (2) courses: Course 1, thence Southeasterly, along said Westerly right of way line and along the arc of said curve concave Northeasterly having a radius of 865.00 feet, through a central angle of 09°03'01", an arc length of 136.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 53°31'10" East, 136.49 feet; Course 2, thence South 58°02'40" East, continuing along said Westerly right of way line and its Southeasterly prolongation, 678.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 960.00 feet; thence Southeasterly, continuing along said Southerly line and its Southeasterly prolongation, and along the arc of said curve, through a central angle of 28°35'38", an arc length of 479.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°44'51" East, 474.14 feet; thence South 29°27'02" East, 304.21 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1040.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 06°54'59", an arc length of 125.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°54'32" East, 125.47 feet; thence South 36°22'02" East, 197.16 feet to the point of curvature of a curve concave Westerly, having a radius of 960.00 feet; thence Southerly, along the arc of said curve, through a central angle of 26°53'57", an arc length of 450.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 22°55'03" East, 446.57 feet; thence South 09°28'05" East, 115.58 feet to the point of curvature of a curve concave Northeasterly, having a radius of 540.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 24°41'45", an arc length of 232.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°48'58" East, 230.96 feet; thence South 34°09'50" East, 415.80 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly, along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10°50'10"

West, 42.43 feet; thence South 55°50'10" West, 40.63 feet; thence South 34°09'50" East, 80.00 feet to the Point of Beginning.

From said Point of Beginning, thence North 55°50'10" East, 150.63 feet; thence North 50°49'36" East, 83.84 feet to the point of curvature of a curve concave Southeasterly having a radius of 300.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 11°46'44", an arc length of 61.67 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 56°42'57" East, 61.56 feet; thence Easterly, along the arc of a curve concave Southerly having a radius of 520.00 feet, through a central angle of 31°50'13", an arc length of 288.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°31'26" East, 285.24 feet; thence South 20°45'19" West, 84.92 feet; thence South 00°47'13" West, 114.99 feet; thence South 20°50'16" East, 89.10 feet; thence South 50°12'40" East, 204.25 feet; thence South 39°47'20" West, 15.00 feet; thence South 58°41'34" West, 49.60 feet; thence South 52°00'56" West, 115.07 feet; thence South 02°58'07" East, 50.68 feet; thence South 20°07'28" West, 105.66 feet; thence South 42°37'51" East, 56.99 feet; thence South 31°53'12" East, 40.37 feet; thence South 27°09'27" West, 61.48 feet; thence South 47°19'26" West, 51.12 feet; thence South 24°33'17" West, 44.94 feet; thence South 57°39'42" West, 75.58 feet; thence South 34°40'29" West, 41.96 feet; thence South 34°40'29" West, 158.49 feet; thence North 69°04'16" West, 119.08 feet to the point of curvature of a curve concave Southeasterly having a radius of 170.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 88°52'33", an arc length of 263.70 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 66°29'27" West, 238.05 feet; thence Southwesterly, along the arc of a curve concave Northwesterly having a radius of 95.00 feet, through a central angle of 39°32'54", an arc length of 65.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 41°49'38" West, 64.28 feet; thence South 61°36'05" West, 32.78 feet to a point on a curve concave Northeasterly having a radius of 710.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 14°05'22", an arc length of 174.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°58'05" West, 174.15 feet; thence North 15°55'24" West, 196.02 feet to the point of curvature of a curve concave Southeasterly having a radius of 560.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 71°45'34", an arc length of 701.36 feet to the point of tangency of said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 19°57'23" East, 656.42 feet.

Containing 15.36 acres, more or less.