

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
D.R. Repass, Esq.
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

**SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR
SILVER LANDING**

(SILVER LANDING PHASE 2A)

THIS SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER LANDING ("Supplementary Declaration") is made effective June 22, 2023, by **LAND PLANNERS DEVELOPMENT II, INC.**, a Florida corporation (the "Declarant"), having an address of 111 Nature Walk Parkway, Suite 104, Saint Augustine, Florida, 32092.

RECITALS

- A. The Declarant executed the Declaration of Covenants and Restrictions for Silver Landing recorded in Official Records Book 5355, beginning at page 935, of the public records of St. Johns County, Florida (the "Declaration"), thereby subjecting the real property described in the Declaration to its terms.
- B. Section 3.2 of the Declaration permits the Declarant to subject additional land to all of the terms contained in the Declaration with the consent of the owner of such additional land.
- C. The Declarant and the owner of such additional land desire to subject all of the land within the Plat of Silver Landing Phase 2A according to the plat thereof recorded in Map Book 118, Pages 45 through 61 of the public records of St. Johns County, Florida ("Silver Landing Phase 2A" or the "Annexed Property") to the Declaration.

- D. The Declarant desires to designate the land described as Tracts A through P of Silver Landing Phase 2A (“the “Additional Common Area”) as Common Area pursuant to its rights under Section 4.3 of the Declaration.
- E. Jen Florida 43, LLC, a Florida limited liability company (“Jen”) owns all of the Lots and Tracts within Silver Landing Phase 2A. Jen has joined in the execution of this Supplementary Declaration to evidence its consent thereto.

NOW THEREFORE, the Declarant hereby declares that:

1. Recitals The foregoing recitals are true and correct.
2. Definitions All capitalized terms in this Supplementary Declaration that are not otherwise defined in this Supplementary Declaration shall have the meanings ascribed to them in the Declaration.
3. Annexed Property The Annexed Property shall be held, transferred, sold, conveyed and occupied subject to all covenants, restrictions, easements, charges, liens and other matters set forth in the Declaration, as it may be amended from time to time. In the event of any conflict between the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.
4. Additional Common Area The Additional Common Area shall be part of the Common Area for all purposes under the Declaration.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Declarant and Jen have caused this Supplementary Declaration to be executed on the day and year first above written.

Signed and delivered in the presence of the following witnesses:

Beverly L. Cunningham

Name Printed: Beverly L. Cunningham

Travis J. Hutson

Name Printed: Travis J. Hutson

LAND PLANNERS

DEVELOPMENT II, INC., a Florida corporation

By: Cody Hutson

Name Printed: Cody Hutson

Its: President

STATE OF FLORIDA)
)SS
COUNTY OF ST. JOHNS)

I hereby certify that the foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization this 22nd day of June, 2023, by Cody Hutson, the President of **LAND PLANNERS DEVELOPMENT II, INC.,** a Florida corporation, on behalf of the corporation.



Beverly L. Cunningham
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG933307
Expires 11/20/2023

Beverly L. Cunningham
(Print Name Beverly L. Cunningham)
NOTARY PUBLIC

State of Florida at Large
Commission # GG933307

My Commission Expires: 11/20/2023

He/she is [check one]:

Personally Known ✓

OR Produced I.D.

Type of Identification Produced

Signed and delivered in the presence of
the following witnesses:

[Signature]

Name Printed: Daniel Edwards

[Signature]
Name Printed: James P Dunn

Consented To

By:

Jen Florida 43, LLC, a Florida Liability
Company

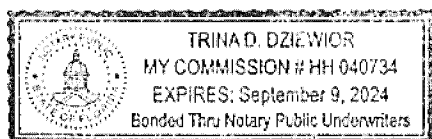
By: [Signature]

Name Printed: Bill A. Jern

Its: JP

STATE OF FLORIDA)
) SS
COUNTY OF SEMINOLE)

I hereby certify that the foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization this 22nd day of June, 2023,
by RICHARD A JERMAN, as of JEN FLORIDA 43, LLC, a Florida limited liability company, on
behalf of said company.



[Signature]
(Print Name Trina D Dzielwior)
NOTARY PUBLIC
State of FLORIDA at Large
Commission # HH 040734
My Commission Expires: 9/9/2024
He/she is [check one]:
Personally Known ☒
OR Produced I.D. ☐
Type of Identification Produced _____