

Prepared by and return to:
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Tallahassee, Florida 32308
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**SUPPLEMENTAL DECLARATION OF
THE AMENDED, RESTATED AND INTEGRATED DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS AND COMMUNITY COVENANT FOR
THE SOUTHWOOD RESIDENTIAL COMMUNITY
MAPLE RIDGE, A SOUTHWOOD COMMUNITY**

THIS SUPPLEMENTAL DECLARATION OF THE AMENDED, RESTATED AND INTEGRATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND COMMUNITY COVENANT FOR THE SOUTHWOOD RESIDENTIAL COMMUNITY is made this 2 day of NOV., 2020, by **THE ST. JOE COMPANY**, a Florida Corporation ("Declarant") with the joinder and consent of **MAPLE RIDGE COMMUNITY, LLC** a Florida Limited Liability Company ("Maple Ridge ")

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for the Southwood Residential Community on November 8, 2000, in Official Records Book 2432, Page 1554, as amended by that First Amendment to the Declaration of Covenants, Conditions, and Restrictions for the Southwood Residential Community recorded on July 14, 2003 in Official Records Book 2907, Page 1742, that Supplemental Declaration of Covenants, Conditions, and Restrictions for the Southwood Residential Community recorded on March 5, 2004 in Official Records Book 3046, Page 411, that Amended, Restated and Integrated Declaration of Covenants, Conditions, and Restrictions for the Southwood Residential Community recorded on May 25, 2006 in Official Records Book 3513, Page 561, that Supplemental Declaration of Covenants, Conditions, and Restrictions for the Southwood Residential Community recorded on December 15, 2006 in Official Records Book 3629, Page 1153, and that First Amendment to Amended, Restated and Integrated Declaration of Covenants, Conditions, and Restrictions for the Southwood Residential Community recorded on May 5, 2009 in Official Records Book 3979, Page 994, all of the Public Records in and for Leon County, Florida (collectively "Declaration")

WHEREAS, Declarant recorded that certain Community Covenant for Southwood ("Community Covenant") on October 30, 2000 in Official Records Book 2429, Page 187 of the public records of Leon County, Florida.

WHEREAS, in accordance with Section 6.4(a) of the Declaration, Declarant may record a supplemental declaration to create new neighborhoods within the Residential Community (as such capitalized terms are defined in the Declaration); and

WHEREAS, in accordance with Sections 6.4 and 11.3 of the Declaration, Declarant may subject any portion of the Residential Community to additional covenants and easements, including covenants obligating the Southwood Residential Community Association, Inc. ("Association") to maintain portions of such property and recover its cost through Benefited or Neighborhood Assessments (as such capitalized terms are defined in the Declaration); and

WHEREAS, Declarant is the owner of the property described by metes and bounds in the attached Exhibit "A" and has a contract to convey the Property to Maple Ridge;

WHEREAS, Maple Ridge and Declarant desire the Property to be a newly created neighborhood under the Declaration, and to impose covenants, conditions, and restrictions on the Property, in addition to those contained in the Declaration and the Community Covenant.

NOW THEREFORE, Pursuant to the Declarant's authority under the Declaration and the Community Covenant, Maple Ridge and Declarant hereby subject the Property hereto to the covenants, conditions, and restrictions set forth in this Supplemental Declaration, which shall apply in addition to the provisions of the Declaration and the Community Covenant. The Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration, the Community Covenant, and this Supplemental Declaration, as each may be amended from time to time, which shall run with title to the Property and shall be binding upon all persons having any right, title, or any interest in such property, their respected heirs, legal representatives, successors, successors in title, and assigns. The provisions in this Supplemental Declaration, in accordance with its terms and the terms of the Declaration and the Community Covenant, shall be binding upon the Association.



ARTICLE I Maintenance

- (a) **Association Duties.** The Association shall be responsible for maintaining Mission Lake in a condition appropriate for the featured component of this upscale community. The Association's duties shall include landscaping the general area of the lake, trash removal, and following the best practices for maintaining the aquatic vegetation in Mission Lake to include submersed, floating, emergent, and algae. Currently best practices include a minimum of four (4) applications annually over the growing season; to wit, every sixty (60) days starting in April until the growing season ceases. The number of applications will vary based on growing conditions. The Association will also maintain the stamped concrete areas on the public roadwat where the walking trail passes across the roadway. Finally, the Association will maintain the entrance areas, mail kiosks, and all common areas in proper condition inclusive of lighting and landscaping. The costs associated with the Association's duties specified herein will be paid via the Neighborhood's reserves as created per Article III section (a) below.
- (b) **Homeowner Duties.** All homeowners must maintain their homes and landscaping in accord with all rules and regulations of the Association. Moreover, street trees shall be maintained, removed, and replaced by the Homeowner where the tree is located in accord with the Associations rules and regulations.

ARTICLE II Disclaimer of Liability

Declarant, Declarant's Affiliates, the Association, its officers, the Board, the Association's management agent, any committee, or any member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the above- referenced maintenance activities. In addition, as set forth in Section 19.2 of the Declaration, each Owner and occupant, and their respective guests and invitees, are responsible for their own personal safety and for their property in Southwood. Neither the Association, Maple Ridge nor Declarant or any Affiliate of Declarant shall in any way be considered insurers or guarantors of safety or security within the Property, nor shall they be held liable for any loss or damage by reason or failure to provide or require safety measures or the ineffectiveness of any safety measures undertaken.

ARTICLE III
Neighborhood Assessments: Neighborhood Budget

(a) Neighborhood Budget. As provided in Section 8.2 of the Declaration, before the beginning of each fiscal year, the Board shall prepare a separate budget for the Property covering the estimated Neighborhood Expenses for the Property during the coming year. The Board may include in the Property's budget a capital contribution to fund reserves in an amount sufficient to meet the projected needs for future repair and replacement of capital improvements within the Property.

(b) Allocation of Neighborhood Assessments. Each Lot within the Property shall be subject to, and the Owner thereof shall be obligated to pay, Neighborhood Assessments to cover the costs and expenses, including administrative expenses and reserves, of the Association's maintenance responsibilities under this Supplemental Declaration. The Association shall levy Neighborhood Assessments equally against all Lots, however, if the Association provides maintenance or other services less than to all Lots, then the Association may levy Benefited Assessments against just such benefited Lots for such services.

Notwithstanding the above, any costs and expenses the Association incurs as a consequence of the conduct of the Owner or occupants of a Lot, or their agents, contractors, employees, licenses, invitees, or guests, may be assessed as a Benefited Assessment against the Lot and the Owner in accordance with Section 8.5 of the Declaration.

ARTICLE IV
Amendment

The provisions of Article XXII of the Declaration relating to the amendments to the Declaration shall apply to this Supplemental Declaration.



IN WITNESS WHEREOF, the parties hereunto have set their hands and seals on the day and year first above-written.

Nidhoy Ringquist
Witness Nidhoy Ringquist
Dana Callahan
Witness Dana Callahan

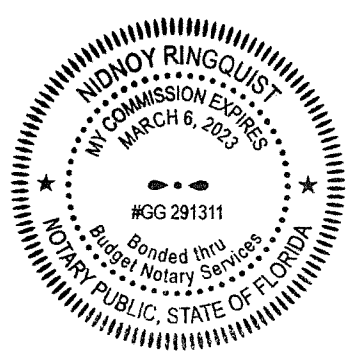
THE ST. JOE COMPANY,
a Florida corporation

By: Bridget Precise
Its: SVP. RES

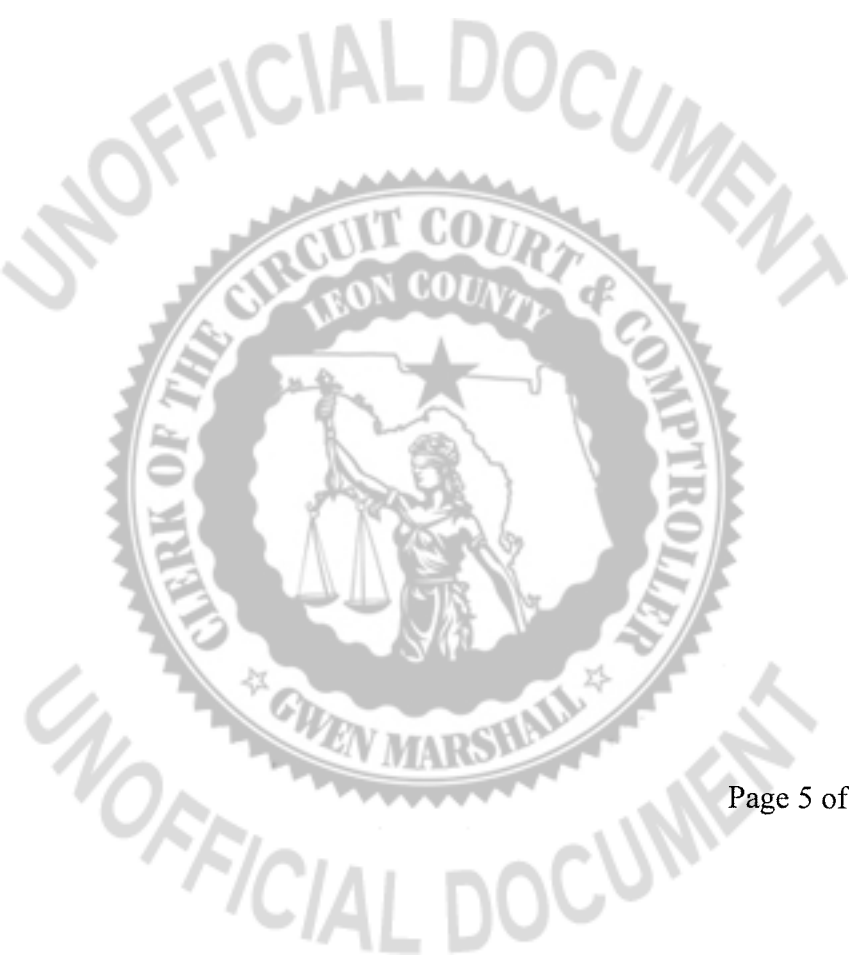
State of Florida
County of Leon Bay

The foregoing instrument was acknowledged before me by physical presence this 30th day of Oct., 2020, by Bridget Precise, as SVP, who is personally known to me or who has produced _____ as identification.

[Notary Seal]



Nidhoy Ringquist
Notary Public
Printed Name: Nidhoy Ringquist
My Commission Expires: _____



Maple Ridge Community, LLC
a Florida Limited Liability Company

[Signature] Josh Kasper
Witness
[Signature]
Witness Daniel E. Manausa

By: [Signature]
Kerry Drew
Its: Manager

State of Florida
County of Leon

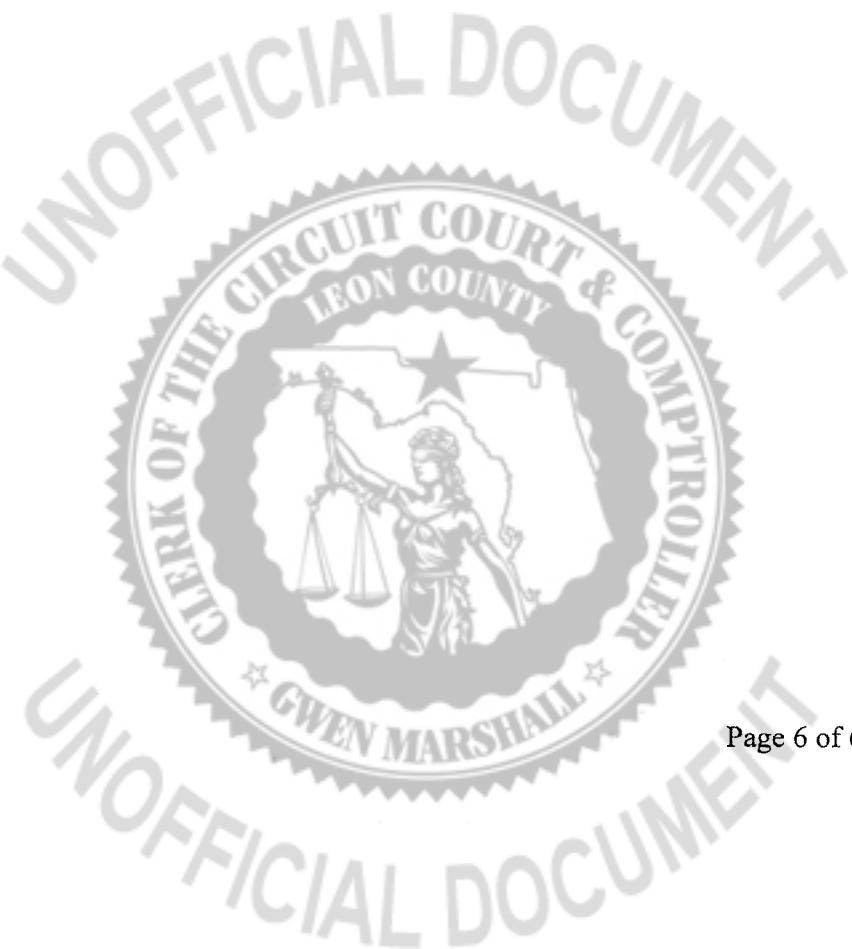
The foregoing instrument was acknowledged before me by physical presence this 2 day of November, 2020, by Kerry Drew, as manager, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public
DANIEL E. MANAUSA
MY COMMISSION # GG 930859
EXPIRES: December 19, 2023
Bonded Thru Notary Public Underwriters
Printed Name: _____

DANIEL E. MANAUSA
COMMISSION # GG 930859
EXPIRES: December 19, 2023
Bonded Thru Notary Public Underwriters

My Commission
Expires: _____



LSF-3 Legal Description

Begin at a set 5/8" iron rod and cap LB-7834 lying on the Westerly right of way line of Four Oaks Blvd, said point also being the Southwest corner of Southwood Unit 29 as recorded in the Public Records of Leon County Florida in Plat Book 17, Page 94; From said Point of Beginning run along the Westerly right of way of Four Oaks Blvd. North 00 degrees 11 minutes 59 seconds East for a distance of 970.43 feet to a set 5/8" iron rod and cap LB-7834 marking the point of intersection with the Southerly right of way of Orange Ave. said point also being the point of curvature of a non-tangent curve concave to the North; thence proceed along said Southerly right of way of Orange Ave. and along the arc of said curve having a radius of 1,555.00 feet, a central angle of 03 degrees 35 minutes 51 seconds and an arc length of 97.64 feet (chord bears North 77 degrees 39 minutes 03 seconds West for a distance of 97.62 feet) to a set 5/8" iron rod and cap LB-7834; thence run North 75 degrees 51 minutes 07 seconds West for a distance of 299.54 feet to a set 5/8" iron rod and cap LB-7834 marking the point of curvature of a curve concave to the South; thence run along the arc of said curve having a radius of 1,445.00 feet, a central angle of 14 degrees 08 minutes 58 seconds, and an arc length of 356.85 feet, (chord bears North 82 degrees, 55 minutes 36 seconds West for a distance of 355.94 feet) to a set 5/8" iron rod and cap LB-7834; thence continue along said southerly right of way South 89 degrees 59 minutes 55 seconds West for a distance of 888.03 feet to a set 5/8" iron rod and cap LB-7834 marking the point of curvature of a curve concave to the South; thence continue along the arc of said curve having a radius of 945.00 feet, a central angle of 11 degrees 43 minutes 14 seconds and an arc length of 193.31 feet, (chord bears South 84 degrees 08 minutes 19 seconds West for a distance of 192.97 feet) to a set 5/8" iron rod and cap LB-7834 lying on the East boundary of a 100.00 foot strip of land recorded in the Public Records of Leon County Florida in Official Records Book 2529, Page 1661; thence leaving said Southerly right of way of Orange Ave. run South 33 degrees 37 minutes 34 seconds West for a distance of 720.82 feet along said East boundary to a set 5/8" iron rod and cap LB-7834; thence continue along said East boundary South 01 degrees 21 minutes 34 seconds West for a distance of 300.00 feet to a set 5/8" iron rod and cap LB-7834; thence run along a line north of a unnamed lake for the following six (6) courses:

1. North 90 degrees 00 minutes 00 seconds East for a distance of 110.00 feet to a set 5/8" iron rod and cap LB-7834;
2. South 54 degrees 00 minutes 00 seconds East for a distance of 225.00 feet to a set 5/8" iron rod and cap LB-7834;
3. South 90 degrees 00 minutes 00 seconds East for a distance of 65.00 feet to a set 5/8" iron rod and cap LB-7834;
4. South 71 degrees 00 minutes 00 seconds East for a distance of 400.00 feet to a set 5/8" iron rod and cap LB-7834;
5. North 83 degrees 00 minutes 00 seconds East for a distance of 115.00 feet to a set 5/8" iron rod and cap LB-7834;
6. South 45 degrees 00 minutes 00 seconds East for a distance of 418.90 feet to a set 5/8" iron rod and cap LB-7834;

Thence North 79 degrees 38 minutes 38 seconds East for a distance of 416.48 feet to a found concrete monument LB-3293; North 71 degrees 55 minutes 35 seconds East for a distance of 280.71 feet to a found concrete monument LB-3293; North 61 degrees 47 minutes 48 seconds East for a distance of



104.18 feet to a found concrete monument LB-3293; North 00 degrees 46 minutes 26 seconds West for a distance of 22.09 feet to a set 5/8" iron rod and cap LB-7834; North 40 degrees 57 minutes 03 seconds East for a distance of 162.47 feet to a set 5/8" iron rod and cap LB-7834; North 89 degrees 56 minutes 50 seconds East for a distance of 201.80 to the POINT OF BEGINNING lying on the Westerly right of way of Four Oaks Boulevard. Said parcel containing 58.12 acres more or less and lying in Leon County, Florida.

