20210055469 RECORDED IN PUBLIC RECORDS LEON COUNTY FL BK: 5622 PG: 379, 08/03/2021 at 02:22 PM,
GWEN MARSHALL, CLERK OF COURTS

Prepared by and return to:
Manausa, Shaw & Minacci, P.A.
1701 Hermitage Blvd., Suite 100
Tallahassee, Florida 32308
(850) 597-7616

AGREEMENT TO JOIN IN THE AMENDED, RESTATED AND INTEGRATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND COMMUNITY COVENANT FOR THE SOUTHWOOD RESIDENTIAL COMMUNITY

POETS CORNER, A SOUTHWOOD COMMUNITY

THIS AGREEMENT is made this 28 day of ~~June~~ July, 2021, by **THE ST. JOE COMPANY**, a Florida Corporation ("Declarant") with the joinder and consent of **BALL HOUSE AND COTTAGES, LLC** a Florida Limited Liability Company ("Ball House").

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, Ball House is the owner of the property depicted on the attached Exhibit "A" ("the Property");

WHEREAS, the Property will be platted into individual Lots (individually referred to as "a Lot," collectively referred to as "the Lots");

WHEREAS, the Lots will ultimately by conveyed by Ball House to third parties (a "Transfer"). As utilized herein, a Transfer will not occur if Ball House conveys a Lot to an affiliated entity.

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WHEREAS, pursuant to Declarant's ability to bring property in to the Residential Community under the Declaration, Ball House and Declarant desire the Property to be a newly created neighborhood under the Declaration, and upon a Transfer to impose covenants, conditions, and restrictions on a Lot. The community shall be known as Poets Corner.

NOW THEREFORE, Pursuant to the Declarant's authority under the Declaration, Ball House and Declarant hereby agree that upon a Transfer, the applicable Lot will be subject to the covenants, conditions, and restrictions set forth in the provisions of the Declaration.

Notwithstanding the foregoing, the platted Lot 21 shall not be subject to the Declaration. Further, both prior and subsequent to a Transfer, Ball House shall be absolute control of the Architectural Review Committee and architectural control for the community known as Poets Corner, with regard to the construction of homes within the Poets Corner Community, including, but not limited to, size and square-footage of homes and architectural design approvals for all builds. All design review and approval fees shall be paid directly to Ball House.

Prior to any Transfer, Ball House shall execute and record the Supplemental Declaration agreement attached hereto as Exhibit B for the applicable Lot. Said agreement will be recorded prior to the deed. Thus, upon a Transfer, the applicable Lot shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration as impacted by this Agreement, as each may be amended from time to time, which shall run with title to the Lot, and shall be binding upon all persons having any right, title, or any interest in such Lot, their respective heirs, legal representatives, successors, successors in title, and assigns.

Execution Pages to Follow

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CLERK OF THE CIRCUIT COURT & COMPTROLLER
LEON COUNTY
GWEN MARSHALL
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IN WITNESS WHEREOF, the parties hereunto have set their hands and seals on the day and year first above-written.

EXECUTION

THE ST. JOE COMPANY,
a Florida corporation

Witness: Sherri A. Jankowski

Witness: Stacy Brown

By: Budget Pacine

Its: SVP

Notary

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by physical presence this 7th day of July, 2021, by Budget Pacine, as Sr. Vice President, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

SHERRI A. JANKOWSKI
MY COMMISSION # GG 145923
EXPIRES: January 24, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Sherri A Jankowski

My Commission Expires: 1-24-2022

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EXECUTION

Witness

Witness

Ball House and Cottages, LLC
a Florida Limited Liability Company

By: _____

Its: _____

Notary

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by physical presence this 28 day of July, 2021, by Josh Kasper, as manager of Ball House and Cottages, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Notary Public

KATHRYN RAE
Commission # GG 305162
Expires June 22, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name: Kathryn Rae

My Commission Expires: _____

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GWEN MARSHALL
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JOINDER

WITNESSES:

Signature

Printed Name

Signature

Printed Name

JOINDER HERETO BY:

THE FIRST, a National Banking Association

By: Thomas Wakefield Wilde
Its: Senior Vice President

Notary

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 26 day of July 2021 by Thomas Wakefield Wilde as SVP of **The First, a National Banking Association,** who is personally known to me or who has produced _____ as identification.

Notary Public

PENNY M. KEY
MY COMMISSION # GG 126516
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

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Lots Included in HOA

NOTE:

Only lots shaded in red will be included in the SouthWood HOA.

Areas shaded in green will NOT be considered a part of the SouthWood HOA.

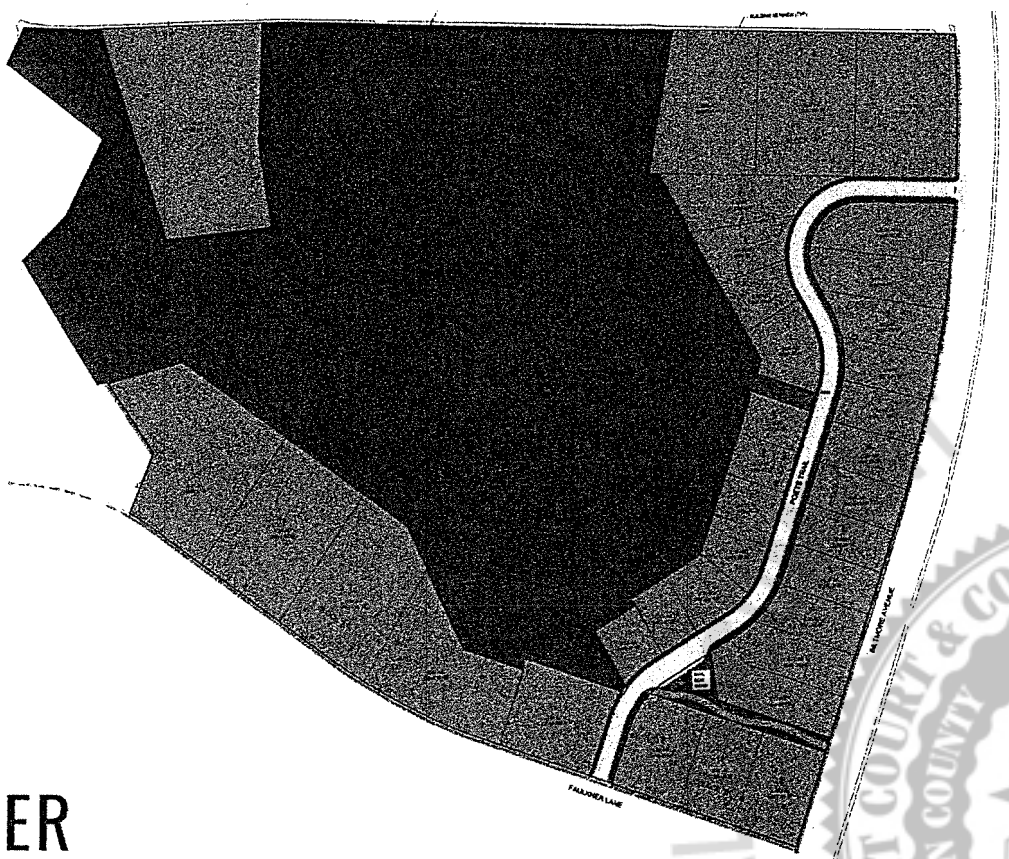

EXHIBIT A

POETS CORNER

OR BK 5622 PG 384

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LEON COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER GWEN MARSHALL

Prepared by and return to:
Manausa, Shaw & Minacci, P.A.
1701 Hermitage Blvd., Suite 100
Tallahassee, Florida 32308
(850) 597-7616

SUPPLEMENTAL DECLARATION OF THE AMENDED, RESTATED AND INTEGRATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND COMMUNITY COVENANT FOR THE SOUTHWOOD RESIDENTIAL COMMUNITY

POETS CORNER, 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 _____ day of _____, 2021, by **BALL HOUSE AND COTTAGES, LLC** a Florida Limited Liability Company ("Ball House") with the joinder and consent of **THE ST. JOE COMPANY**, a Florida Corporation ("Declarant").

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, 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

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WHEREAS, in accordance with Sections 6.4 and 11.3 of the Declaration, Declarant may obligate 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, Ball House is the owner of Lot __, of the Poet's Corner Subdivision, as recorded in Plat Book ___, Page_____, of the Public Records in and for Leon County, Florida.

WHEREAS, Ball House and Declarant desire this subdivision 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.

NOW THEREFORE, Pursuant to the Declarant's authority under the Declaration, Ball House and Declarant hereby subject the noted Lot to the covenants, conditions, and restrictions set forth in the Declaration. The Lot shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration 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, shall be binding upon the Association.

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

Signed, sealed and delivered
in the presence of:

Ball House and Cottages, LLC
a Florida Limited Liability Company

_____
Witness

By: _____

_____
Witness

Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by physical presence this ____ day of _____, 2021, by _____, as_____, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

_____
Notary Public

Printed
Name: _____

My Commission
Expires: _____

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LEON COUNTY
GWEN MARSHALL
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THE ST. JOE COMPANY,
a Florida corporation

_____
Witness

_____
Witness

_____

By: _____

Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by physical presence this ____ day of _____, 2021, by _____, as_____, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

_____
Notary Public

Printed
Name: _____

My Commission
Expires: _____

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LEON COUNTY
GWEN MARSHALL
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