

THIS INSTRUMENT WAS PREPARED BY:

MELISSA N. VAN SICKLE  
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Matter #150800.00043

**SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR THE SOUTHWOOD RESIDENTIAL COMMUNITY**

THIS SUPPLEMENTAL DECLARATION is made this 12<sup>th</sup> day of February, 2021, by THE ST. JOE COMPANY, a Florida corporation (“Declarant”), whose address is 130 Richard Jackson Boulevard, Suite 200, Panama City Beach, FL 32407.

**W I T N E S S E T H:**

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for the SouthWood Residential Community (the “Declaration”) on November 8, 2000, in Official Records Book 2432, Page 1554, *et seq.*, in the Public Records of Leon County, Florida; and

WHEREAS, Declarant recorded that certain Community Covenant for SouthWood (the “Community Covenant”) on October 30, 2000, in Official Records Book 2429, Page 187, *et seq.*, in the Public Records of Leon County, Florida; and

WHEREAS, Declarant recorded that certain Amended, Restated and Integrated Declaration of Covenants, Conditions, and Restrictions and Community Covenant for the Southwood Residential Community (the “Amended Declaration”) on May 25, 2006, in Official Records Book 3513, Page 561, *et seq.*, in the Public Records of Leon County, Florida; and

WHEREAS, the Amended Declaration combines the Declaration and Community Covenant into one document and contains the same rights to file Supplemental Declarations; and

WHEREAS, Declarant has the right to subject additional property to the Amended Declaration pursuant to Section 11.1; and

WHEREAS, Declarant is the owner of the real property described in **Exhibit “A”** attached hereto (“Additional Property”), and the Additional Property is a portion of the property described in Exhibit “B” to the Declaration; and

WHEREAS, Declarant desires to subject the Additional Property to the terms of the Amended Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby submits the Additional Property to the provisions of the Declaration, including all amendments thereto. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration, as amended and supplemented from time to time, which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successor-in-title, and assigns.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration the date and year first written above.

Signed, sealed and delivered in our presence:

THE ST. JOE COMPANY,  
a Florida corporation

Grace Angus  
Grace Angus Witness  
Print or type your name here

Leanne Lewis  
Leanne Lewis Witness  
Print or type your name here

STATE OF FLORIDA  
COUNTY OF BAY

By: Bridget Precise  
Bridget Precise  
Its: Senior Vice President

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12<sup>th</sup> day of February, 2021, by Bridget Precise, as Senior Vice President of The St. Joe Company, a Florida corporation, on behalf of the corporation, who ( ) is personally known to me, or ( ) produced as identification.



Grace Angus  
Signature of Notary Public  
Print Name: 1-7-22

**Exhibit "A"**

(Legal Description – Phase III)

The land referred to herein below is situated in the County of LEON, State of Florida, and described as follows:

Lots 1 through 11, Block K, Lots 1 through 12, Block L, Lots 1 through 11, Block M, Lots 1 through 7, Block N, Lots 1 through 6 Block O, Lots 1 through 8, Block P, of Southwood LDR-5 ~ Phase III, according to the Plat thereof as recorded in Plat Book 24, Page(s) 19-22, of the Public Records of LEON County, Florida.

