

Upon recording, return to:

The St. Joe Company
133 South WaterSound Parkway
WaterSound, Florida 32461

Cross-Reference:

Declaration: Book 2432
Page 1554
Covenant: Book 2429
Page 0187

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

THIS SUPPLEMENTAL DECLARATION is made this 17th day of September, 2019, by The St. Joe Company, a Florida corporation ("Declarant").

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 O.R. Book 2432, Page 1554, *et seq.*, public records of Leon County, Florida; and

WHEREAS, Declarant recorded that certain Community Covenant for Southwood (the "Community Covenant"), on October 30, 2000, in O.R. Book 2429, Page 187, *et seq.*, 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 O.R. Book 3513, Page 561, *et seq.*, 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 in addition to other rights reserved under the Amended Declaration and this Supplemental Declaration, Declarant may unilaterally amend this Supplemental Declaration to assign the Additional Property to a newly-created or already existing Neighborhood (as such term is defined in the Amended Declaration); and

WHEREAS, Declarant is the owner of the real property described in Exhibit "A" attached hereto ("Additional Property") or, if not the owner, has obtained the consent of all owners, which consents are attached hereto, and the Additional Property is a portion of the property described in Exhibit "B" to the Amended 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 Amended Declaration, Declarant hereby submits the Additional Property to the provisions of the Amended Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Amended 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, successors-in-title, and assigns.

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

THE ST. JOE COMPANY, a Florida corporation

Witnessed by:
By: *Christine McClure*

Print Name: Christine McClure

By: *Nicholas Rignquist*

Print Name: Nicholas Rignquist

By: *Bridget Precise*
Name: Bridget Precise
Title: Senior Vice President

State of Florida
County of Walton

The foregoing instrument was acknowledged before me this 10th day of September, 2019, by Bridget Precise as Senior Vice President of The St. Joe Company, a Florida corporation, on behalf of the corporation. She is personally known to me and did not take an oath.

By: *Christine McClure*
Name: _____
Title: Notary Public [NOTARIAL SEAL]



CHRISTINE M MCCLURE
Commission # GG 201564
Expires May 7, 2022
Bonded Thru Budget Notary Services

EXHIBIT "A"
PROPERTY

All land contained within SOUTHWOOD UNIT 31, PHASE 3, according to the Plat thereof recorded at Plat Book 23, Pages 31 through 33 of the Public Records of Leon County, Florida

