

PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF COVENANTS
AND RESTRICTIONS FOR CYPRESS TRAILS**

[DESIGNATION OF ADDITIONAL COMMON AREA]

THIS SUPPLEMENTARY DECLARATION (this "Supplementary Declaration") is made effective as of the 3 day of April, 2017, by **SPLIT PINE DEVELOPMENT, LLC**, a Delaware limited liability company (the "Developer"), and joined by **CYPRESS TRAILS HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

A. Developer is the owner of the real property described on **Exhibit "A"** attached hereto (the "Designated Property").

B. Per Section 4.3 of the Declaration of Covenants and Restrictions for Cypress Trails recorded in Official Records Book 16910, at page 1467, of the public records of Duval County, Florida, as amended and supplemented (collectively, the "Declaration"), Developer has the right, in its sole discretion, to designate the Designated Property as Common Area under the Declaration.

C. Developer wishes to enter into this Supplementary Declaration to designate the Designated Property as Common Area under the Declaration.

NOW THEREFORE, the Developer hereby declares that:

1. **Defined Terms**. All defined terms contained in this Supplementary Declaration shall have the same meanings as set forth in the Declaration.

2. **Designation of the Designated Property to the Common Area**. Developer hereby designates the Designated Property as Common Area under the Declaration. The Association shall maintain the Designated Property and any improvements located therein in accordance with any applicable governmental or quasi-governmental permits and approvals, any applicable plats, and the Declaration.

3. **Miscellaneous**. This Supplementary Declaration shall become effective upon its recordation in the public records of Duval County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

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3. **Miscellaneous.** This Supplementary Declaration shall become effective upon its recordation in the public records of Duval County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

IN WITNESS WHEREOF, Developer and the Association have executed and delivered this Supplementary Declaration as of the date and year first above written.

Signed, sealed and delivered in the presence of:

DEVELOPER:

SPLIT PINE DEVELOPMENT, LLC, a Delaware limited liability company

(Signature) Jill Whalen

(Print Name) Jill Whalen

(Signature) Arden Tomczak

(Print Name) ARDEN TOMCZAK

By: Jed V. Davis
Vice President

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3rd day of March 2017 by Jed V. Davis, the Vice President of SPLIT PINE DEVELOPMENT, LLC, a Delaware limited liability company, on behalf of the company.

Tina E Miller
Print Name Tina E Miller

NOTARY PUBLIC, State of
Florida at Large
Commission # _____
My Commission Expires: _____
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____



Signed, sealed and delivered
in the presence of:

[Signature]
(Signature)

TERESA A TOTZI
(Print Name)

[Signature]
(Signature)

Blaine Anderson
(Print Name)

ASSOCIATION:

**CYPRESS TRAILS HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-profit
corporation

By: [Signature]
Name: John Baldwin
Title: President Cypress Trails HOA

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3 day of Apr. 1,
2017 by John Baldwin, the President of **CYPRESS TRAILS
HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the
company.



[Signature]
Print Name Matthew Ciupak
NOTARY PUBLIC, State of
Florida at Large
Commission # _____
My Commission Expires:
Personally Known
or Produced I.D. _____
[check one of the above]
Type of Identification Produced

EXHIBIT "A"

DESIGNATED PROPERTY

Tracts "A", "B", "C", "D", "E", "F", "G", "I", "J", "K", "L", "M", "N" and "O", as shown on the plat of Cypress Trails at Nocatee Phase One, recorded in Plat Book 67, pages 88 through 103, of the public records of Duval County, Florida.

Tracts "A", "B", "C", "D" and "E", as shown on the plat of Cypress Trails at Nocatee Phase Two, recorded in Plat Book 67, pages 149 through 160, of the public records of Duval County, Florida.