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INSTRUMENT # 3206765 6 PG(S)
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BOOK 4706 PAGE 1466
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 903700
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

Prepared by and return to:
Ramona M. Chance, Esquire
4703 NW 53rd Avenue, Suite A-1
Gainesville, FL 32653
Telephone: 352-335-3189

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SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH STATION

THIS SUPPLEMENTAL DECLARATION is made effective this 2 day of August, 2019, by LEGACY PROPERTY DEVELOPMENT, INC. a Florida Corporation ("Declarant"), as successor by merger with Savannah Station Joint Venture, a Florida joint venture, having an address of 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 and FLETCHER DEVELOPMENT, LLC, a Florida limited liability company, ("Owner") having an address of 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607

WITNESSETH

WHEREAS, Savannah Station Joint Venture, a Florida joint venture, executed the Master Declaration of Covenants, Conditions and Restrictions for Savannah Station, as recorded in the Official Records Book 3369, Page 1027 of the Official Records of Alachua County, Florida ("Master Declaration");

WHEREAS, Legacy Property Development, Inc. is the successor by merger with Savannah Station Joint Venture and is the current Declarant under the terms of the Master Declaration;

WHEREAS, Fletcher Development, LLC, is the owner of the land described on Exhibit A attached hereto;

WHEREAS, Article II of the Master Declaration provides that the Declarant may annex additional property to be subject to the Master Declaration;

WHEREAS, Article II, Paragraph 3 of the Master Declaration provides that the Declarant may annex additional property through the filing of a Supplemental Declaration, which Supplemental Declaration shall subject the real property to be annexed to the covenants and restrictions of the Master Declaration and also to additional covenants and restrictions not inconsistent with the Master Declaration;

WHEREAS, Declarant is now developing Phase II of Savannah Station and desires the lots and common areas of Phase II to become subject to the Master Declaration.

NOW THEREFORE, the Declarant and the Owner hereby declare that:

1. All capitalized terms contained in this Supplemental Declaration and which are defined by the Master Declaration shall have the meanings assigned to them by the Master Declaration.

2. The Declarant and the Owner hereby declare that the land described on Exhibit A, attached hereto, ("Phase II Annexed Property") is hereby added to the property governed by the Master Declaration and such land and any portion thereof shall be held, transferred, sold, conveyed and occupied subject to all covenants, restrictions, easements, charges, liens and all other matters contained in the Master Declaration, as may be amended from time to time. Such annexation is being made pursuant to the terms of the Master Declaration for the purpose of annexing additional property to the scheme of the Master Declaration and extending the jurisdiction of the Association to the Additional Property.

3. The Owner is the owner of the Phase II Annexed Property and no other person or entities may claim an interest therein, with the exception of the mortgage holder, who has executed the Joinder and Consent attached hereto.

4. This Supplemental Declaration shall become effective upon recording in the Public Records of Alachua County, Florida. The Master Declaration remains in full force and effect as of the date first recorded, except as specifically supplemented by this Supplemental Declaration.

IN WITNESS WHEREOF, the Declarant and Owner have caused this Supplemental Declaration to be duly executed on the date first written above.

Signed, sealed and delivered
in the presence of:

Witness Name: Bailea Gnann

Witness Name: Amy Gnann

LEGACY PROPERTY DEVELOPMENT, INC., a Florida Corporation

By: George E. Fletcher, President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 31 day of July, 2019, by **GEORGE FLETCHER as President of LEGACY PROPERTY DEVELOPMENT, INC. a Florida Corporation,** who is personally known to me or who produced _____ as identification.

[Notary Seal]

AMY GNANN
MY COMMISSION EXPIRES
MAY 5, 2023
#GG 328944
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

Amy Gnann
Notary Public
Name, Commission Number, and Expiration Date together with affixed Seal

Signed, sealed and delivered
in the presence of:

FLETCHER DEVELOPMENT, LLC
A Florida Limited Liability Company

Bailea Gnann

Print name: Bailea Gnann

By: _____
Name: George Fletcher
Its: Manager/Member

Amy Gnann

Print name: Amy Gnann

Bailea Gnann

Print name: Bailea Gnann

By: Blake Fletcher
Name: G. W. Blake Fletcher
Its: Manager/Member

Amy Gnann

Print name: Amy Gnann

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 31 day of July, 2019, by **GEORGE FLETCHER as Manager/Member of Fletcher Development, LLC, a Florida Limited Liability Company,** who is personally known to me or who produced _____ as identification.

[Notary Seal]

AMY GNANN
MY COMMISSION EXPIRES
MAY 5, 2023
#GG 328944
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Amy Gnann
Notary Public
Name, Commission Number, and Expiration Date together with affixed Seal

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 31 day of July, 2019, by **G. W. BLAKE FLETCHER as Manager/Member of Fletcher Development, LLC, a Florida Limited Liability Company,** who is personally known to me or who produced _____ as identification.

[Notary Seal]

AMY GNANN
MY COMMISSION EXPIRES
MAY 5, 2023
#GG 328944
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Amy Gnann
Notary Public
Name, Commission Number, and Expiration Date together with affixed Seal

JOINDER AND CONSENT

CAMPUS USA CREDIT UNION (the "Lender"), whose post office address is P.O. Box 147029, Gainesville, FL 32614-7029 is the holder and owner of a mortgage executed by Legacy Property Development, Inc. Such mortgage is recorded in the Official Records of Alachua County, Florida in Official Records Book 4679, Page 1932 (the "Mortgage"). The Mortgage encumbers that certain property which is described in the attached Exhibit A and which has will be Phase II of Savannah Station.

For ten dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Lender, for the benefit of the Lender, hereby joins in, consents to and subordinates the lien of the Mortgage, as it currently exists and as it may be modified, amended and assigned from time to time, to this Supplemental Declaration of Covenants, Conditions and Restrictions for Savannah Station with the intent that the Mortgage shall be subject to and subordinate to this Supplemental Declaration of Covenants, Conditions and Restrictions for Savannah Station and the Master Declaration of Covenants, Conditions and Restrictions for Savannah Station, as recorded in the Official Records Book 3369, Page 1027 of the Official Records of Alachua County, Florida.

MORTGAGEE:
Campus USA Credit Union
By: _____
Name: David Barber
Title: Vice President Commercial Lending

_____
Witness Name: Elizabeth A Chumley

_____
Witness Name: RAMONA MCHANCE

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 2 day of August, 2019 by David Barber, as Vice President of Commercial Lending, on behalf of Campus USA Credit Union, a banking corporation. He [✓] is personally known to me or [ ] has produced a Florida driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: RAMONA MCHANCE

My Commission Expires: _____

RAMONA M CHANCE
MY COMMISSION # GG 282316
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

EXHIBIT A

A PARCEL OF LAND, BEING SITUATED IN SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°53'43" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,307.62 FEET TO THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41°53'43" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 1,028.43 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°06'17" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 48°06'17" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 0°28'43" WEST, A DISTANCE OF 145.31 FEET; THENCE SOUTH 89°31'17" EAST, A DISTANCE OF 45.12 FEET; THENCE SOUTH 0°18'58" WEST, A DISTANCE OF 466.49 FEET; THENCE SOUTH 89°44'31" EAST, A DISTANCE OF 380.03 FEET; THENCE SOUTH 78°13'13" EAST, A DISTANCE OF 51.02 FEET; THENCE SOUTH 89°41'02" EAST, A DISTANCE OF 126.30 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF N.W. 157TH STREET; THENCE SOUTH 0°32'16" WEST, ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 359.37 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3312, PAGE 1317, OF SAID PUBLIC RECORDS; THENCE NORTH 89°30'53" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 201.38 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 0°30'54" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 89.50 FEET TO THE NORTHEAST CORNER OF LOT 89, OF AFOREMENTIONED SAVANNAH STATION PHASE ONE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAVANNAH STATION PHASE ONE, FOR THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 89°30'38" WEST, A DISTANCE OF 205.10 FEET; (2) THENCE SOUTH 0°27'03" WEST, A DISTANCE OF 45.01 FEET; (3) THENCE NORTH 89°34'37" WEST, A DISTANCE OF 726.71 FEET; (4) THENCE NORTH 0°28'06" EAST, A DISTANCE OF 140.00 FEET; (5) THENCE NORTH 89°40'25" WEST, A DISTANCE OF 59.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°32'29" WEST, 22.67 FEET; (6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°54'43", AN ARC LENGTH OF 23.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°40'59" WEST, 32.72 FEET; (7) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'21", AN ARC LENGTH OF 32.78 FEET TO THE END OF SAID CURVE; (8) THENCE NORTH 48°05'05" WEST, A DISTANCE OF 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'47" WEST, 24.33 FEET; (9) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'05", AN ARC LENGTH OF 25.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A

BEARING AND DISTANCE OF NORTH 42°23'35" WEST, 111.12 FEET; (10) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°04'05", AN ARC LENGTH OF 128.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°30'53" WEST, 19.87 FEET; (11) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°49'53", AN ARC LENGTH OF 20.43 FEET TO THE END OF SAID CURVE; (12) THENCE NORTH 48°06'05" WEST, A DISTANCE OF 183.12 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235, AND THE POINT OF BEGINNING.