

Prepared by and return to:
James H. "Mac" McCarty, Jr., Esq.
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Telephone: 352-240-1226

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SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALNUT CREEK

THIS SUPPLEMENTAL DECLARATION is made effective this 14th day of August, 2015, by LEGACY PROPERTY DEVELOPMENT, INC. a Florida Corporation ("Developer"), having an address of 1223 NW 114 Drive, Gainesville, Florida 32606.

WITNESSETH

WHEREAS, Developer executed the Master Declaration of Covenants, Conditions and Restrictions for Walnut Creek Phase I, as recorded in the Official Records Book 2832, Page 580 of the Official Records of Alachua County, Florida ("Master Declaration");

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

WHEREAS, Article II, Paragraph 3 of the Master Declaration provides that the Developer 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, Developer is now developing Phase II of Walnut Creek and desires the lots and common areas of Phase II to become subject to the Master Declaration.

NOW THEREFORE, the Developer hereby declares 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 Developer hereby declares that the land described on Exhibit A, attached hereto, ("Phase II Annexed Property"), which will be known as "Fletcher Oaks", 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.


3. The Developer 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. As provided in Article II, Paragraph 3 of the Master Declaration, the Declaration is hereby amended to affect only the Phase II Annexed Property. An additional paragraph shall be added to Article IX and shall read:
 26. The Association shall maintain the yards of all lots located within the Phase II Annexed Property, unless the Owner erects a fence enclosing a portion yard. If a fence is erected by the Owner, then the Association shall maintain all portions of the yard outside the fence and the Owner shall maintain all portions of the yard located within the fence. This paragraph does not affect the Owner's obligation to apply for and receive approval from the Association prior to erecting a fence. The cost associated with all maintenance performed under this paragraph shall be added into and included in the assessments levied against such lot as is maintained under this Paragraph 26 and shall be the obligation of the owner of such lot, pursuant to Article VI hereof.
5. Additionally, to provide for consistency within the Master Declaration, the first sentence of Article IX, Section 2 shall be amended to read: "Subject to Sections 24, 25 and 26 below, landscaping on each Parcel and storm water drainage and retention features located on and serving only that Parcel shall be continuously maintained in good, aesthetically pleasing condition by the Owner thereof." The remainder of Article IX, Section 2 shall remain the same.
6. 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.

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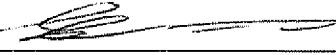
IN WITNESS WHEREOF, the Developer caused this Supplemental Declaration to be duly executed on the date first written above.

Signed, sealed and delivered
in the presence of:


LEGACY PROPERTY DEVELOPMENT, INC.
A Florida Corporation



Print name: William McQuade

By: 

Name: George Fletcher
Its: President



Print name: Amy Gnann

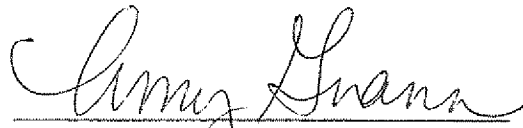
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14th day of August, 2015, 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 # FF 227567
EXPIRES: May 5, 2019
Bonded Three Budget Notary Services




Notary Public

Name, Commission Number, and Expiration Date together with affixed Seal.

JOINDER AND CONSENT

GEORGE FLETCHER, individually and as personal representative of the **ESTATE OF GLORIA FLETCHER** (collectively, the "Lender"), whose post office address is 1223 NW 114th Drive, Gainesville, Florida 32606 are the holders and owners 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 2832, Page 1303 (the "Mortgage"). The Mortgage encumbers that certain property which is described in the attached Exhibit A and which has will be Phase II of Walnut Creek.

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 Walnut Creek with the intent that the Mortgage shall be subject to and subordinate to this Supplemental Declaration of Covenants, Conditions and Restrictions for Walnut Creek and the Master Declaration of Covenants, Conditions and Restrictions for Walnut Creek Phase I, as recorded in the Official Records Book 2832, Page 580 of the Official Records of Alachua County, Florida.


GEORGE E. FLETCHER
Individually and as Personal Representative of
the Estate of Gloria Fletcher

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14th day of August, 2015, by **GEORGE FLETCHER**, who is personally known to me or who produced _____ as identification.

[Notary Seal]

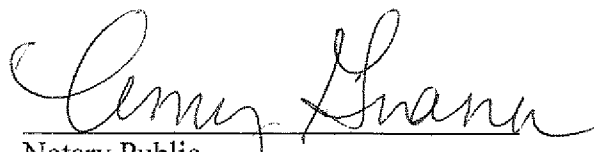

Notary Public
Name, Commission Number, and Expiration Date together with affixed Seal.



EXHIBIT A

A TRACT OF LAND SITUATED IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN S.00°57'04"E., ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. 39th AVENUE (100 FOOT RIGHT OF WAY); THENCE RUN N.89°34'14"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1320.48 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS #3784) AT THE NORTHWEST CORNER OF PALM GROVE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "T", PAGE 52 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.00°56'22"E., ALONG THE WEST LINE OF SAID PALM GROVE SUBDIVISION, A DISTANCE OF 672.97 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784) AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00°56'22"E., ALONG SAID WEST LINE OF PALM GROVE, A DISTANCE OF 330.34 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS #4788) AT THE SOUTHWEST CORNER OF SAID PALM GROVE SUBDIVISION ALSO BEING THE NORTHWEST CORNER OF PALM GROVE PHASE 2 A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "U", PAGE 47 OF SAID PUBLIC RECORDS; THENCE RUN S.00°59'33"E., ALONG THE WEST LINE OF SAID PALM GROVE PHASE 2 AND ALONG A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1524.14 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #4788) ON THE NORTH RIGHT OF WAY LINE OF N.W. 31st AVENUE (100 FOOT RIGHT OF WAY); THENCE RUN S.89°35'16"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 150.01 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784); THENCE RUN N.00°59'33"W., A DISTANCE OF 225.01 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784); THENCE RUN S.89°35'16"W., A DISTANCE OF 246.28 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS #3784); THENCE RUN N.01°00'31"W., ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF HIDDEN PINES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "H", PAGE 63 AND ALONG SAID EAST LINE, A DISTANCE OF 1561.80 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LOT 74 OF SAID HIDDEN PINES SUBDIVISION; THENCE RUN S.89°30'39"W., ALONG THE NORTH LINE OF SAID LOT 74 OF HIDDEN PINES SUBDIVISION, A DISTANCE OF 55.54 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.00°29'21"W., A DISTANCE OF 88.39 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784) WHICH MARKS THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°57'54", AN ARC DISTANCE OF 57.53 FEET (CHORD BEARING AND DISTANCE BEING S.73°56'49"E., 56.74 FEET RESPECTIVELY) TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.89°34'14"E., A DISTANCE OF 262.54 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN

N.00°56'22"W., A DISTANCE OF 14.97 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.89°34'14"E., A DISTANCE OF 95.19 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784) WHICH MARKS THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°29'24", AN ARC DISTANCE OF 31.24 FEET (CHORD BEARING AND DISTANCE BEING S.45°41'04"E., 28.16 FEET RESPECTIVELY) TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784) WHICH MARKS THE END OF SAID CURVE; THENCE RUN N.89°03'38"E., PERPENDICULAR TO THE AFOREMENTIONED WEST LINE OF PALM GROVE RECORDED IN PLAT BOOK "T", PAGE 52, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 15.783 ACRES, MORE OR LESS.