

This Instrument Prepared by
and After Recording Return to:
James G. Kattelmann, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802-2809
407-843-4600

SUPPLEMENTAL DECLARATION
AND THIRD AMENDMENT TO
COMMUNITY DECLARATION FOR BRADLEY POND
(ADDING BRADLEY POND ESTATES)

THIS SUPPLEMENTAL DECLARATION AND THIRD AMENDMENT TO COMMUNITY DECLARATION FOR BRADLEY POND (together the “Supplemental Declaration”) is entered into as of the 17 day of May, 2023, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to transact business in the State of Florida, whose address is 12724 Gran Bay Parkway, Jacksonville, FL 32258 (“Declarant”) and joined in by **BRADLEY POND HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”), whose address is 12724 Gran Bay Parkway, Jacksonville, FL 32258.

W I T N E S S E T H:

WHEREAS, Declarant is the fee simple owner of all of BRADLEY POND ESTATES, according to the plat thereof as recorded in Plat Book 81, Pages 17 through 21, inclusive, of the Public Records of Duval County, Florida (such property being the “Phase 3 Property” and such plat being the “Phase 3 Plat”); and

WHEREAS, Declarant, with the joinder of the Association, entered into that certain Community Declaration for BRADLEY POND, recorded March 1, 2021 as Document No. 2021051878 and recorded in Official Records Book 19606, Page 792 of the Public Records of Duval County, Florida, and as may be amended or supplemented from time to time (collectively the “Declaration”), covering certain property located in Duval County, Florida; and

WHEREAS, unless otherwise defined herein capitalized terms used in this Supplemental Declaration shall have the meanings and definitions set forth in the Declaration; and

WHEREAS, pursuant to Section 5.1 of the Declaration, up to the date that is five (5) years after the Community Completion Date, the Declarant, subject to applicable governmental approvals (if any), but without the requirement of consent from any other party (including, but not limited to, the Association, Owners or any Lenders), may cause additional lands, including without limitation the Phase 3 Property, to be made a part of BRADLEY POND and to be brought within the provisions and applicability of the Declaration by the recording of a Supplemental Declaration to the Declaration in the Public Records; and

WHEREAS, the Community Completion Date has not yet occurred; and

WHEREAS, the Declarant has obtained all applicable governmental approvals required for the Phase 3 Property to be made a part of BRADLEY POND and brought within the provisions and applicability of the Declaration; and

WHEREAS, Declarant, as evidenced by its execution hereof, wishes and does hereby submit the Phase 3 Property as part of BRADLEY POND and brought within the provisions and applicability of the Declaration; and

WHEREAS, pursuant to Section 4.3 of the Declaration, prior to the "Turnover" (as defined in the Declaration) Declarant may amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it existed on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, the Turnover has not yet occurred; and

WHEREAS, the proposed amendments to the Declaration as set forth herein are not limited or prohibited by applicable law as it existed on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, Declarant is also desirous of executing and recording this Supplemental Declaration for the purpose of amending the Declaration to (i) add the definitions of the Phase 3 Plat and Phase 3 Property in Section 2 of the Declaration and (ii) amend Section 9 of the Declaration to set forth the Common Areas dedicated to the Association on the Phase 3 Plat; and

WHEREAS, the Association desires to join in the execution of this Supplemental Declaration to confirm and acknowledge its consent and agreement to be bound by same.

NOW, THEREFORE, the Declarant, hereby declares that:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Ratification of Declaration. The Declarant hereby ratifies and affirms the provisions and applicability of the Declaration.
3. Annexation of Phase 3 Property. Pursuant to Section 5.1 of the Declaration, the Phase 3 Property is hereby annexed into and made a part of BRADLEY POND and subjected to the covenants, conditions and restrictions of the Declaration. The Phase 3 Property shall be held, occupied, sold and conveyed subject to the Declaration, which is for the purpose of enhancing and protecting the value, desirability and attractiveness of BRADLEY POND (including the Phase 3 Property) and which shall run with BRADLEY POND (including the Phase 3 Property).
4. Definitions of Phase 3 Plat and Phase 3 Property. The following definitions for the Phase 3 Plat and Phase 3 Property are hereby added to Section 2 of the Declaration:

"Phase 3 Plat" shall mean the Plat of BRADLEY POND ESTATES, as recorded n Plat Book 81, Page 17, Public Records of Duval County, Florida."

"Phase 3 Property" shall mean the property which is described in the Phase 3 Plat.

5. Common Areas in Phase 3 Plat. Section 9 of the Declaration is hereby amended by the additions of the following:

Common Areas shall also include the following Tracts in the Phase 3 Plat:

Tract "A" SWMF Tract

Tracts "B" and "C" Conservation Tracts

Tracts "D" and "E" Common Area Tracts

6. Effect of Supplemental Declaration. Except as herein specifically supplemented and amended, the Declaration shall remain in full force and effect in accordance with its terms. The Declaration, as supplemented and amended by this Supplemented Declaration, shall be binding upon and inure to the benefit of all parties having any right, title or interest in BRADLEY POND (including the Phase 3 Property) or any portion thereof, and their respective heirs, personal representatives, successors and assigns.

[Signatures follow on next page.]

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of the date first set forth above.

Signed, sealed and delivered in the presence of:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

YBShu

Print Name: Brandon Shu

Brett North

Print Name: Brett North

By: [Signature]

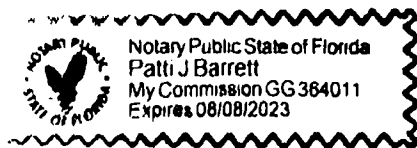
Name: JUSTIN DUDLEY

Title: VP of Land Acq

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of May, 2023, by Justin Dudley, as VP of Land Acq of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, on behalf of the company. He is personally known to me or has produced as identification.

(NOTARY SEAL)



Patti J. Barrett

NOTARY SIGNATURE

Patti J. Barrett

PRINTED NOTARY NAME

NOTARY PUBLIC, STATE OF FLORIDA

Commission Number: GG 364011

My Commission Expires: 8/08/2023

JOINDER OF ASSOCIATION

BRADLEY POND HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), does hereby join in and consent to the Supplemental Declaration to which this Joinder is attached, and agrees and acknowledges that the terms thereof are and shall be binding upon the Association and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 17 day of May, 2023.

WITNESSES:

BRADLEY POND HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit

BShu
Print Name: Brundon Shu

By: Nicole Pare'
Name: Nicole Pare'
Title: President

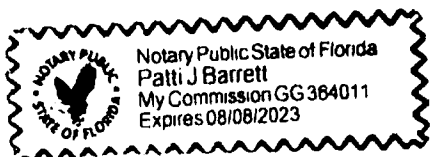
Brett North
Print Name: Brett North

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of May, 2023, by Nicole Pare', as President of BRADLEY POND HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)



Patti J. Barrett
NOTARY SIGNATURE
Patti J. Barrett
PRINTED NOTARY NAME
NOTARY PUBLIC, STATE OF FLORIDA
Commission Number: GG 364011
My Commission Expires: 8/08/2023