

PREPARED BY AND RETURN TO:

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-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SECOND SUPPLEMENTAL DECLARATION
TO COMMUNITY DECLARATION FOR HIGHLAND CHASE**

THIS SECOND SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR HIGHLAND CHASE (this “**Second Supplement**”) is made on this 1st day of February, 2021, by LENNAR HOMES, LLC, a Florida limited liability company (the “**Declarant**”), joined by HIGHLAND CHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

RECITALS

A. The Declarant recorded the COMMUNITY DECLARATION FOR HIGHLAND CHASE as Document Number 2019164094 (the “**Original Declaration**”), as amended by the First Supplemental Declaration to Community Declaration for Highland Chase, recorded as Document Number 2020022766 (the “**First Supplement**”), both of the Public Records of Duval County, Florida, as amended from time to time. The Original Declaration and the First Supplement are referred to herein collectively as the “**Declaration**”.

B. The Declaration provides in Section 5.1 that the Declarant may annex additional land by recording a Supplemental Declaration.

C. The Declarant wishes, in accordance with Section 5.1 of the Declaration, to file of record this Second Supplement for the purpose of annexing additional land to HIGHLAND CHASE.

NOW THEREFORE, the Declarant hereby supplements the Declaration as set forth herein.

1. **Recitals and Defined Terms.** The foregoing Recitals are true and correct and are incorporated into and form a part of this Second Supplement. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. **Conflicts.** In the event there is a conflict between this Second Supplement and the Declaration, this Second Supplement shall control. Whenever possible, this Second Supplement and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. **Annexation.** The Declaration is hereby amended by the addition of the real property legally described in **Schedule A**, attached hereto and incorporated herein by this

reference (the "**Additional Property**"). The Additional Property shall be subject to each and every term, condition, covenant, easement and restriction of the Declaration as it exists and as it may be amended from time to time.

4. **Ratification**. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

5. **Covenant**. This Second Supplement shall be a covenant running with the land and shall be effective immediately upon its recording in Duval County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this Second Supplement to be executed by its duly authorized representative and has affixed its company seal as of this 9th day of February, 2021.

WITNESSES:

"DECLARANT"

LENNAR HOMES, LLC, a Florida limited liability company

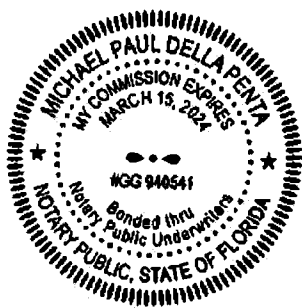
Cynthia Arnold
Print Name: Cynthia Arnold

By: [Signature]
Name: Matt Devereaux
Title: Vice President

[Signature]
Print Name: Chris Mayo

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of February, 2021, by Matt Devereaux, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.



Michael Paul Della Penta
Notary Public
Print Name: MICHAEL PAUL DELLA PENTA
My Commission Expires: MARCH 15, 2024

JOINDER

HIGHLAND CHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the SECOND SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR HIGHLAND CHASE (the "**Second Supplement**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Second Supplement and does not affect the validity of the Second Supplement as the Association has no right to approve the Second Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 9th day of February, 2021.

WITNESSES:

HIGHLAND CHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

Cynthia Arnold
Print Name: Cynthia Arnold

By: Zenzi Rogers
Name: Zenzi Rogers
Title: President

Chris Mayo
Print Name: Chris Mayo

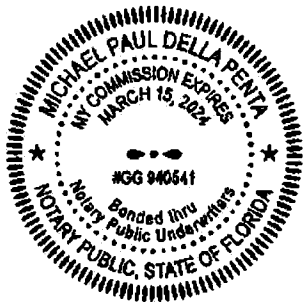
STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of February, 2021, by Zenzi Rogers as President of HIGHLAND CHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

My commission expires:

Michael Paul Della Penta
NOTARY PUBLIC, State of Florida at Large

Print Name: MICHAEL PAUL DELLA PENTA
MARCH 15, 2024



Schedule A**Legal Description**

A PORTION OF GOVERNMENTS LOTS 3, 4, 5, 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF HIGHLAND CHASE PHASE 2, AS RECORDED IN PLAT BOOK 74, PAGES 126 THROUGH 132, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2; COURSE NO. 1: SOUTH 00° 35' 20" EAST, 1,326.89 FEET; COURSE NO. 2: SOUTH 71° 47' 41" EAST, 461.39 FEET; COURSE NO. 3: NORTH 70° 10' 06" EAST, 572.35 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE SOUTH 55° 52' 53" EAST, A DISTANCE OF 27.54 FEET; THENCE SOUTH 45° 08' 01" EAST, A DISTANCE OF 142.05 FEET; THENCE SOUTH 18° 01' 05" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 06' 56" AN ARC DISTANCE OF 26.03 FEET TO A POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58° 25' 27" WEST, 25.79 FEET; THENCE SOUTH 44° 51' 59" WEST, A DISTANCE OF 104.86 FEET; THENCE SOUTH 44° 37' 27" EAST, A DISTANCE OF 360.53 FEET; THENCE SOUTH 00° 05' 10" EAST, A DISTANCE OF 51.70 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 32' 29" AND ARC DISTANCE OF 72.23 FEET TO A POINT OF REVERSE CURVATURE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71° 48' 58" WEST, 71.49 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 77° 49' 50" AN ARC DISTANCE OF 33.96 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83° 32' 22" WEST, 31.41 FEET; THENCE SOUTH 44° 10' 39" WEST, A DISTANCE OF 50.01 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 06' 45" AN ARC DISTANCE OF 37.14 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02° 04' 04" EAST, 33.82 FEET; THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 40° 29' 18" EAST, A DISTANCE OF 9.68 FEET; THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 127.69 FEET; THENCE SOUTH 01° 08' 02" WEST, A DISTANCE OF 544.43 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 88° 51' 58" EAST ALONG THE SOUTH LINES OF SAID GOVERNMENT LOTS 5 AND 6, A DISTANCE OF 1,182.04 FEET; THENCE NORTH 00° 04' 49" WEST, DEPARTING SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 567.07 FEET; THENCE NORTH 47° 32' 32" WEST, A DISTANCE OF 25.83 FEET; THENCE NORTH 42° 41' 23" EAST, A DISTANCE OF 83.43 FEET; THENCE NORTH 72° 01' 08" EAST, A DISTANCE OF 1,416.10 FEET TO A POINT ON

THE SOUTH BOUNDARY LINE OF HIGHLAND CHASE PHASE 1, AS RECORDED IN PLAT BOOK 74, PAGES 37 THROUGH 43, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 1; COURSE NO. 1: NORTH 85° 54' 36" WEST, 1,231.47 FEET; COURSE NO. 2: NORTH 14° 52' 43" WEST, 93.82 FEET; COURSE NO. 3: NORTH 74° 03' 27" WEST, 196.68 FEET; COURSE NO. 4: SOUTH 15° 56' 33" WEST, 89.19 FEET; COURSE NO. 5: NORTH 74° 03' 27" WEST, 50.00 FEET; COURSE NO. 6: NORTH 15° 56' 33" EAST, 98.33 FEET; COURSE NO. 7: NORTH 74° 03' 27" WEST, 120.00 FEET; COURSE NO. 8: NORTH 66° 42' 43" WEST, 3.71 FEET; COURSE NO. 9: NORTH 28° 16' 47" WEST, 69.11 FEET; COURSE NO. 10: NORTH 29° 58' 56" EAST, 98.87 FEET; COURSE NO. 11: NORTH 80° 15' 46" WEST, 113.75 FEET; COURSE NO. 12: NORTH 00° 54' 18" WEST, 240.79 FEET; COURSE NO. 13: SOUTH 89° 05' 42" WEST, 90.00 FEET; COURSE NO. 14: NORTH 45° 54' 18" WEST, 70.71 FEET; COURSE NO. 15: NORTH 00° 54' 18" WEST, 105.00 FEET; COURSE NO. 16: SOUTH 89° 05' 42" WEST, 73.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 790.00 FEET; COURSE NO. 17: THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 29' 07" AN ARC DISTANCE OF 20.48 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89° 50' 15" WEST, 20.48 FEET; COURSE NO. 18: THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 91° 29' 07" AN ARC DISTANCE OF 39.92 FEET TO A POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 50' 15" WEST, 35.81 FEET; COURSE NO. 19: SOUTH 00° 54' 18" EAST, 110.30 FEET; COURSE NO. 20: SOUTH 89° 05' 42" WEST, 50.00 FEET; COURSE NO. 21: NORTH 85° 06' 52" WEST, 314.38 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 45' 59" AN ARC DISTANCE OF 163.17 FEET TO A POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15° 24' 39" EAST, 161.46 FEET; COURSE NO. 22: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ARC LENGTH OF 163.17 FEET; COURSE NO. 23: NORTH 29° 47' 38" EAST, 266.18 FEET; COURSE NO. 24: NORTH 60° 12' 22" WEST, 50.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 29° 47' 38" WEST, 160.09 FEET; COURSE NO. 2: NORTH 58° 04' 03" WEST, 49.93 FEET; COURSE NO. 3: SOUTH 48° 26' 04" WEST, 748.97 FEET; COURSE NO. 4: SOUTH 00° 20' 19" WEST, 346.17 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 63.22 ACRES MORE OR LESS.