

**PREPARED BY AND RETURN TO:**

Christian F. O’Ryan, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100  
Tampa, Florida 33602

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

**FIRST SUPPLEMENTAL DECLARATION  
TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
SILVER MEADOWS**

THIS FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER MEADOWS (this “**First Supplement**”) is made by LENNAR HOMES, LLC, a Florida limited liability company (the “**Declarant**”), joined by AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company (“**AG**”), and joined by SILVER MEADOWS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

**RECITALS**

A. The Declarant recorded that certain DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER MEADOWS as Instrument Number 2024012171 in O.R. Book 5901, Page 1586, in the Public Records of St. Johns County, Florida (the “**Declaration**”).

B. Pursuant to Section 3.2 of the Declaration, the Declarant may annex additional land by recording a Supplementary Declaration with the joinder and consent of the record title owner of such additional lands and the joinder and consent of AG.

C. AG is the record title owner of the Additional Property (as defined below) and hereby consents to this First Supplement.

D. The Declarant wishes, in accordance with Section 3.2 of the Declaration, to file of record this First Supplement for the purpose of annexing additional land to the Declaration and SILVER MEADOWS.

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 First 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 First Supplement and the Declaration, this First Supplement shall control. Whenever possible, this First 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 First Supplement shall be a covenant running with the land and shall be effective immediately upon its recording in St. Johns County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this First Supplement to be executed by its duly authorized representative as of this 21 day of March, 2024.

**WITNESSES:**

**"DECLARANT"**

**LENNAR HOMES, LLC**, a Florida limited liability company

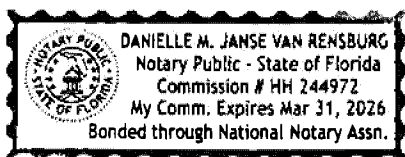
*[Signature]*  
Print Name: Danielle Janse van Rensburg  
Address: 7411 Fullerton St, Ste 220  
Jacksonville, FL 32256

By: *[Signature]*  
Name: Christine Brazil  
Title: Vice President  
Address: 7411 Fullerton St, Ste 220  
Jacksonville, FL 32256

*[Signature]*  
Print Name: Gabriele Barra  
Address: 7411 Fullerton St, Ste 220  
Jacksonville, FL 32256

STATE OF FLORIDA            )  
COUNTY OF DUVAL         )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of March, 2024, by \_\_\_\_\_, as vice president of LENNAR HOMES, LLC, a Florida limited liability company. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.



*[Signature]*  
Notary Public  
Print Name: Danielle M. Janse van Rensburg  
My Commission Expires: 3/31/2026

**JOINDER AND CONSENT**

AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company ("**AG**"), does hereby join in the FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER MEADOWS (the "**First Supplement**"), to which this Joinder and Consent is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. AG agrees this Joinder and Consent is for the purpose of subjecting the Additional Property (as such term is defined in the First Supplement), which shall run with such property, and for the purpose of evidencing AG's consent to the First Supplement in accordance with Section 3.2 of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent on this 4 day of April, 2024.

**WITNESSES:**

**"AG"**

**AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company**

*Jeanette Lakavage*  
Print Name: Jeanette Lakavage  
Address: 8585 E Hartford Dr., Ste 118  
Scottsdale, AZ 85255

By: **ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, its Authorized Agent**

*Jeff Benson*  
Print Name: Jeff Benson  
Address: 8585 E Hartford Dr., Ste 118  
Scottsdale, AZ 85255

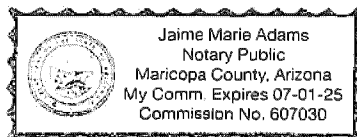
By: *Wendy Stoeckel*  
Wendy Stoeckel, Authorized Representative  
Address: 8585 E HARTFORD DR., STE 118  
SCOTTSDALE, AZ 85255

[Seal]

STATE OF ARIZONA            )  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4 day of April, 2024, by Wendy Stoeckel, the authorized representative of ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, for and on behalf thereof. §He  is personally known to me or  has produced \_\_\_\_\_ as identification.

(SEAL)



*Jaime Marie Adams*  
NOTARY PUBLIC  
Print Name Jaime Marie Adams

**JOINDER**

SILVER MEADOWS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SILVER MEADOWS (the "**First 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 First Supplement and does not affect the validity of the First Supplement as the Association has no right to approve the First Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 21 day of March, 2024.

**WITNESSES:**

**SILVER MEADOWS HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation

[Signature]  
Print Name: Danielle Janse van Rensburg  
Address: 7411 Fullerton St. Ste 220  
Jacksonville, FL 32256

By: [Signature]  
Name: Zenzi Rogers  
Title: President

Address: 7411 Fullerton St 220  
Jacksonville, FL 32256

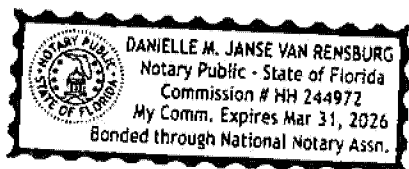
[Signature]  
Print Name: Cabellle Barra  
Address: 7411 Fullerton St. Ste 220  
Jacksonville, FL 32256

STATE OF FLORIDA                     )  
COUNTY OF DUVAL                    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of March, 2024, by Zenzi Rogers, as President of SILVER MEADOWS HOMEOWNERS 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: 3/31/2026

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
Print Name: Danielle M. Janse van Rensburg



## Schedule A

### Legal Description

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 33, as described and recorded in Official Records Book 5599, page 1425, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 6; thence South  $86^{\circ}53'51''$  West, along the Southerly line of said Section 6, a distance of 1279.41 feet to the Southwesterly corner of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of said Public Records; thence North  $18^{\circ}25'13''$  East, departing said Southerly line and along the Westerly line of said Parcel 22C, a distance of 93.52 feet to the Southeasterly corner of said Parcel 33 and the Point of Beginning.

From said Point of Beginning, thence South  $86^{\circ}53'51''$  West, departing said Westerly line of Parcel 22C and along the Southerly line of said Parcel 33, a distance of 1235.19 feet to the Southwesterly corner thereof, said corner lying on the Easterly line of Parcel 22 West Area 2A, as described and recorded in Official Records Book 5537, page 736, of said Public Records; thence North  $01^{\circ}08'37''$  West, along said Easterly line, 108.09 feet to a point hereinafter referred to as Reference Point A; thence continue North  $01^{\circ}08'37''$  West, along said Easterly line, 530.20 feet; thence North  $14^{\circ}18'01''$  East, continuing along said Easterly line, 199.20 feet; thence North  $86^{\circ}53'51''$  East, departing said Easterly line, 182.80 feet; thence South  $55^{\circ}23'49''$  East, 63.20 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $41^{\circ}53'51''$  East, 35.36 feet; thence North  $86^{\circ}53'51''$  East, 505.00 feet; thence South  $03^{\circ}06'09''$  East, 129.22 feet; thence South  $54^{\circ}00'34''$  East, 14.42 feet to a point on a non-tangent curve concave Easterly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of  $39^{\circ}05'35''$ , an arc length of 34.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $16^{\circ}26'39''$  West, 33.46 feet; thence South  $03^{\circ}06'09''$  East, 193.19 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $95^{\circ}14'52''$ , an arc length of 83.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $50^{\circ}43'35''$  East, 73.87 feet; thence North  $81^{\circ}38'59''$  East, 70.33 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $63^{\circ}13'46''$ , an arc length of 55.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $50^{\circ}02'06''$  East, 52.42 feet; thence North  $18^{\circ}25'13''$  East, 117.35 feet; thence South  $71^{\circ}34'47''$  East, 120.00 feet; thence South  $62^{\circ}01'04''$  East, 50.70 feet; thence South  $71^{\circ}34'47''$  East, 112.49 feet to a point that bears North  $72^{\circ}47'42''$  East, 1350.51 feet from said Reference Point A; thence continue South  $71^{\circ}34'47''$  East, 87.51 feet to a point lying on said Westerly line of Parcel 22C; thence South  $18^{\circ}25'13''$  West, along said Westerly line, 435.35 feet to the Point of Beginning.

Containing 20.51 acres, more or less.