

**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-----

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

THIS THIRD SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR HIGHLAND CHASE (this “**Third Supplement**”) is made on this 3<sup>rd</sup> day of June, 2022, 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 supplemented by that certain First Supplemental Declaration to Community Declaration for Highland Chace, recorded as Document Number 2020022766 (the “**First Supplement**”), as further supplemented by that certain Second Supplemental Declaration to Community Declaration for Highland Chace, recorded as Document Number 2021040394 (the “**Second Supplement**”), as further amended by that certain First Amendment to Community Declaration for Highland Chace, recorded as Document Number 2021256028 (the “**First Amendment**”), all of the Public Records of Duval County, Florida, as amended from time to time. The Original Declaration, the First Supplement, the Second Supplement, and the First Amendment 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 Third 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 Third 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 Third Supplement and the Declaration, this Third Supplement shall control. Whenever possible, this Third 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 Third 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 Third Supplement to be executed by its duly authorized representative and has affixed its company seal as of this 7th day of June, 2022.

WITNESSES:

"DECLARANT"

LENNAR HOMES, LLC, a Florida limited liability company

[Signature]  
Print Name: Kyler von der Osten  
[Signature]  
Print Name: William Fitzgerald

[Signature]  
By: \_\_\_\_\_  
Name: Scott Keeling  
Title: VP

STATE OF FLORIDA     )  
COUNTY OF DUVAL    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of June, 2022, by Scott Keeling, as VP 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: Zenzi Rogers  
My Commission Expires: 2/6/23



**JOINDER**

HIGHLAND CHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the THIRD SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR HIGHLAND CHASE (the "**Third 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 Third Supplement and does not affect the validity of the Third Supplement as the Association has no right to approve the Third Supplement.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 7<sup>th</sup> day of June, 2022.

**WITNESSES:**

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

[Signature]  
Print Name: Kyler von der Osten

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

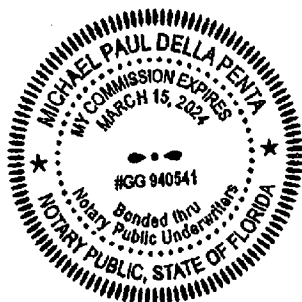
[Signature]  
Print Name: William Fitzgerald

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of June, 2022, 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:

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
Print Name: MICHAEL PAUL DELLA PENTA



Schedule A

## Legal Description

HIGHLAND CHASE PHASE 4

A PORTION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, 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 SOUTH 00° 35' 20" EAST, ALONG THE WESTERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2, A DISTANCE OF 1,326.89 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHERLY BOUNDARY OF SAID HIGHLAND CHASE PHASE 2; COURSE NO. 1: THENCE SOUTH 71° 47' 41" EAST, DEPARTING SAID WESTERLY LINE, 461.39 FEET; COURSE NO. 2: THENCE NORTH 70° 10' 06" EAST, 572.35 FEET TO A POINT ON THE WESTERLY LINE OF HIGHLAND CHASE PHASES 3A & 3B AS RECORDED IN PLAT BOOK 76, PAGE 105 THROUGH 114 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES ALONG SAID WESTERLY LINE; COURSE NO. 1: THENCE SOUTH 55° 52' 53" EAST, DEPARTING LAST SAID SOUTHERLY LINE, A DISTANCE OF 27.54 FEET; COURSE NO. 2: THENCE SOUTH 45° 08' 01" EAST, A DISTANCE OF 142.05 FEET; COURSE NO. 3: 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; COURSE NO. 4: THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 06' 56" AN ARC DISTANCE OF 26.03 TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58° 25' 27" WEST, 25.79 FEET; COURSE NO. 5: THENCE SOUTH 44° 51' 59" WEST, A DISTANCE OF 104.86 FEET; COURSE NO. 6: THENCE SOUTH 44° 37' 27" EAST, A DISTANCE 360.53 FEET; COURSE NO. 7: THENCE SOUTH 00° 05' 10" EAST, A DISTANCE 51.70 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 145.00 FEET; COURSE NO. 8: THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 32' 29" AN 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; COURSE NO. 9: THENCE ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 77° 50' 25", AN ARC DISTANCE OF 33.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83° 32' 50" WEST, 31.41 FEET; COURSE NO. 10: THENCE SOUTH 44° 10' 39" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE NO. 11: THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 07' 27" AN ARC DISTANCE OF 37.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02° 03' 40" EAST, 33.82 FEET; COURSE NO. 12: THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 50.00 FEET; COURSE NO. 13: THENCE NORTH 40° 29' 18" EAST, A DISTANCE OF 9.68 FEET; COURSE NO. 14: THENCE SOUTH 49° 30' 42" EAST, A DISTANCE OF 127.69 FEET; COURSE NO. 15: THENCE SOUTH 01° 08' 02" EAST,

A DISTANCE OF 544.43 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5; THENCE SOUTH 88° 51' 58" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1,279.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 20; THENCE NORTH 00° 35' 20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1,275.47 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 33.61 ACRES, MORE OR LESS.

AND

**HIGHLAND CHASE PHASE 5**

A PORTION OF GOVERNMENT LOTS 6 AND 7, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00° 25' 23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD, A DISTANCE OF 1,532.36 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE SOUTH 00° 25' 23" WEST, ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1055.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTH 88° 51' 58" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 7 TO AND ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 1396.14 FEET TO THE SOUTHEAST CORNER OF HIGHLAND CHASE PHASE 3A & 3B, AS RECORDED IN PLAT BOOK 76, PAGES 105 THROUGH 114 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID HIGHLAND CHASE PHASE 3A & 3B; COURSE NO. 1: THENCE NORTH 00° 04' 49" WEST, DEPARTING SAID SOUTHERLY LINE, 567.07 FEET; COURSE NO. 2: THENCE NORTH 47° 32' 32" WEST, 25.83 FEET; COURSE NO. 3: NORTH 42° 41' 23" EAST, 83.43 FEET; COURSE NO. 4: NORTH 72° 01' 08" EAST, 1416.10 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HIGHLAND CHASE PHASE 1, AS RECORDED IN PLAT BOOK 74, PAGES 37 THROUGH 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 34' 37" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JONES ROAD (A 80 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THE LANDS THUS DESCRIBED CONTAINING 27.23 ACRES, MORE OR LESS.