

PREPARED BY
AND RETURN TO:

Quarles & Brady LLP
395 Panther Lane, Suite 300
Naples, FL 34109
Attn: Molly Maggiano

**SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TRIBUTARY
[PHASE 1B UNIT 10]**

THIS SUPPLEMENT to the Declaration of Covenants, Conditions and Restrictions for Tributary (this "**Supplemental Declaration**") is made this 12th day of July 2024, by THREE RIVERS DEVELOPERS, LLC, a Delaware limited liability company ("**Developer**").

WHEREAS, Developer recorded that certain Declaration of Covenants, Conditions, and Restrictions for Tributary in Official Records Instrument No. 202045022100 of the Public Records of Nassau County, Florida, as amended and supplemented (collectively, the "**Declaration**"); and

WHEREAS, Developer, as the "**Developer**" under the Declaration desires to add that certain real property as described on Exhibit "A" (the "**Additional Property**") to the Property.

NOW, THEREFORE, Developer, pursuant to the authority granted in Article III, Section 2 of the Declaration, hereby supplements the Declaration as follows:

1. **Recitals: Defined Terms.** The recitals set forth above are true and correct and incorporated herein. Capitalized terms not defined herein shall have the meaning set forth in the Declaration.
2. **Additional Property.** The Additional Property, as described on Exhibit "A", is hereby added as Additional Property to the Property. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration, as supplemented by this Supplemental Declaration, both of which shall run with the title to the Property and shall be binding upon all persons having any right, title, or any interest in such Property, their respective successors and/or assigns.
3. **Declaration Remains in Effect.** Except as expressly modified in this Supplemental Declaration, the Declaration shall remain in full force and effect.
4. **Severability.** If any clause or provision of this Supplemental Declaration, or the application of any such clause or provision to any person or circumstance, shall be held illegal, invalid or unenforceable, the remainder of this Supplemental Declaration shall not be affected thereby. In addition, if any clause or provision of this Supplemental Declaration is illegal, invalid or unenforceable under any applicable present or future applicable laws, then such clause or provision shall be deemed inoperative to the extent that it may conflict therewith and shall be deemed modified to conform with such laws. Any clause or provision hereof that may prove illegal, invalid or unenforceable under any applicable present or future applicable laws shall not affect the legality, validity or enforceability of any other clause or provision hereof.

5. **Captions.** The captions preceding the various provisions of this Supplemental Declaration have been inserted solely for convenience of reference and shall not be used in construing the Declaration.
6. **Execution.** By its execution, Developer certifies that this Supplemental Declaration has been duly approved by Developer.
7. **Recordation.** This Supplemental Declaration shall take effect upon recordation in the applicable recording offices of Nassau County.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed effective as of the date first above written.

DEVELOPER:

THREE RIVERS DEVELOPERS, LLC,
a Delaware limited liability company

Megan Maldonado
Signature

Megan Maldonado
Print Name

Address: 7807 Baymeadows Rd E, Ste 205

Jacksonville, FL 32256

By: Michael C. Taylor
Michael C. Taylor, Vice President

Brod Odor
Signature

Brod Odor
Print Name

Address: 7807 Baymeadows Rd. E., Ste 205

Jacksonville FL 32256

STATE OF FLORIDA)
) SS.
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of July 2024 by Michael C. Taylor, as Vice President of THREE RIVERS DEVELOPERS, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Vankova
(Notary Signature)
Viktoriya Vankova
(Notary Name Printed)
NOTARY PUBLIC
Commission No. HH 409482

EXHIBIT A

ADDITIONAL PROPERTY

[Phase 1B Unit 10]

A PORTION OF SECTION 15 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT 76, AS SHOWN ON THE PLAT OF TRIBUTARY PHASE 1A UNIT SIX, AS RECORDED IN OFFICIAL RECORDS BOOK 2504, PAGE 1849 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 56°39'44" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 76, A DISTANCE OF 257.92 FEET; THENCE NORTH 31°58'16" EAST, CONTINUING ALONG LAST SAID LINE, 103.74 FEET, TO THE SOUTHERLY LINE OF THE PLAT OF TRIBUTARY PHASE 1A UNIT EIGHT, AS RECORDED IN OFFICIAL RECORDS BOOK 2667, PAGE 721, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE EASTERLY, SOUTHEASTERLY, NORTHEASTERLY, AND SOUTHWESTERLY ALONG LAST SAID LINE RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 77°51'27" EAST, 100.95 FEET; COURSE NO. 2: SOUTH 68°54'54" EAST, 204.52 FEET; COURSE NO. 3: SOUTH 85°00'38" EAST, 208.88 FEET; COURSE NO. 4: SOUTH 59°36'51" EAST, 104.52 FEET; COURSE NO. 5: NORTH 55°49'13" EAST, 110.84 FEET; COURSE NO. 6: SOUTH 34°10'47" EAST, 70.00 FEET; COURSE NO. 7: SOUTH 55°49'13" WEST, 77.65 FEET; COURSE NO. 8: SOUTH 59°36'51" EAST, 6.52 FEET; COURSE NO. 9: SOUTH 75°49'37" EAST, 220.08 FEET; THENCE SOUTH 35°21'28" EAST, 115.14 FEET; THENCE SOUTH 54°38'32" WEST, 300.00 FEET; THENCE SOUTH 35°21'28" EAST, 96.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°30'51" EAST, 32.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET, AN ARC DISTANCE OF 3.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°03'47" EAST, 3.97 FEET; THENCE SOUTH 24°12'13" EAST, 64.21 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°26'48" WEST, 25.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 91.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°11'11" EAST, 90.88 FEET; THENCE NORTH 75°47'18" EAST, 257.97 FEET; THENCE SOUTH 30°57'45" EAST, 352.22 FEET; THENCE SOUTH 03°32'07" EAST, 293.97 FEET; THENCE SOUTH 23°24'21" EAST, 179.74 FEET; THENCE SOUTH 29°48'13" EAST, 73.37 FEET; THENCE SOUTH 36°02'10" WEST, 125.59 FEET; THENCE SOUTH 66°23'59" WEST, 34.81 FEET; THENCE SOUTH 36°19'18" WEST, 183.00 FEET; THENCE SOUTH 53°40'42" EAST, 30.21 FEET; THENCE SOUTH 36°19'18" WEST, 154.47 FEET; THENCE SOUTH 44°08'38" WEST, 272.15 FEET; THENCE NORTH 58°54'56" WEST, 629.10 FEET; THENCE NORTH 66°29'07" WEST, 556.19 FEET; THENCE NORTH 89°07'56" WEST, 495.06 FEET; THENCE NORTH 82°19'19" WEST, 243.13 FEET; THENCE NORTH 25°07'02" EAST, 193.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°12'34" EAST, 32.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°18'05" EAST, 101.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 358.00 FEET, AN ARC DISTANCE OF 63.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

OF NORTH 66°11'55" EAST, 63.69 FEET; THENCE NORTH 48°36'44" EAST, 58.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 7.76 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 56°01'22" EAST, 7.74 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 63°26'00" EAST, 11.59 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 24.51 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 45°52'35" EAST, 24.13 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 22.26 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 34°41'48" EAST, 22.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 345.39 FEET, AN ARC DISTANCE OF 70.72 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 35°12'29" EAST, 70.60 FEET; THENCE NORTH 60°28'58" WEST, 124.89 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 19.24 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 27°04'03" EAST, 19.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°37'03" EAST, 74.71 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 8.04 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 33°49'40" EAST, 8.00 FEET; THENCE NORTH 65°22'57" WEST, 51.28 FEET; THENCE NORTH 24°37'03" EAST, 21.73 FEET; THENCE NORTH 65°22'57" WEST, 110.00 FEET; THENCE NORTH 68°18'11" WEST, 54.10 FEET; THENCE NORTH 32°08'29" EAST, 263.82 FEET; THENCE NORTH 06°49'27" EAST, 70.92 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 14.39 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 31°36'57" WEST, 14.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°41'54" WEST, 154.67 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 82.47 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 06°38'52" EAST, 77.05 FEET; THENCE NORTH 46°59'16" WEST, 29.92 FEET; THENCE NORTH 31°48'56" EAST, 51.99 FEET; THENCE NORTH 47°14'51" EAST, 52.33 FEET; THENCE NORTH 60°48'08" EAST, 27.33 FEET; THENCE NORTH 81°55'58" EAST, 320.18 FEET, TO THE POINT OF BEGINNING.