

Prepared by and when
recorded mail to:

Rachael L. Greenstein, Esq.
Feldman & Mahoney, P.A.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

Cross-Reference to Declaration: Instrument #202045022100

**SUPPLEMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
TRIBUTARY**

THIS SUPPLEMENT to the Declaration of Covenants, Conditions, and Restrictions for Tributary (the “**Supplemental Declaration**”) is made this 12 day of March, 2021, by THREE RIVERS DEVELOPERS, LLC, a Delaware limited liability company (“**Developer**”).

BACKGROUND

Developer recorded that certain Declaration of Covenants, Conditions, and Restrictions for Tributary on July 17, 2020 in Official Records Instrument Number 202045022100, of the Public Records of Nassau County, Florida (“**Declaration**”). Developer, as the Developer under the Declaration, desires to add certain real property owned by Developer (“**Additional Property**”) to the Property. The Additional Property is described as follows:

See Exhibit “A” attached hereto and incorporated herein by this reference.

ADDITION

Pursuant to the authority granted in Article III, Section 2 of the Declaration, Developer hereby adds the Additional Property to the Property, and submits the Additional Property to the Declaration. The annexation of the Additional Property is being made pursuant to the terms of the Declaration for the purpose of annexing property to the Declaration and extending the jurisdiction of the Association to the Additional Property, and the Additional Property shall be held, sold and conveyed subject to the covenants, restrictions and easements contained in the Declaration, which shall run with the Additional Property and be binding on all parties having any right, title or interest therein, their respective heirs, personal representatives, successors and assigns.

[Signature page follows.]

[Signature Page – Supplemental Declaration]

IN WITNESS WHEREOF, Developer has executed this Supplemental Declaration by and through its authorized representative on the date and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1

Chao Ngo
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2

Anisley Perez
Typed/Printed Name of Witness #2

DEVELOPER:

THREE RIVERS DEVELOPERS, LLC,
a Delaware limited liability company

By: [Signature]
Michael C. Taylor, Vice President

STATE OF FLORIDA

COUNTY OF Duval

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization, this 12th day of March, 2021, by Michael C. Taylor, as Vice President of Three Rivers Developers, LLC, a Delaware limited liability company, on behalf of the company (CHECK ONE) who is personally known to me or / who has produced a _____ as identification.



[Signature]
Notary Public, State of Florida
Printed name: Hilary M Marshall

My Commission Expires: January 26, 2023

Affix Seal:

Exhibit "A"

All of those lands described on the plat of TRIBUTARY PHASE 1A UNIT TWO, according to the plat thereof recorded in Official Records Book 2434, Pages 703 through 710, inclusive, of the Public Records of Nassau County, Florida;

AND

All of those lands described on the plat of TRIBUTARY PHASE 1A UNIT THREE, according to the plat thereof recorded in Official Records Book 2434, Pages 712 through 717, inclusive, of the Public Records of Nassau County, Florida;

**JOINDER AND CONSENT TO SUPPLEMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR TRIBUTARY**

The undersigned, as holder of that certain Mortgage and Security Agreement dated June 19, 2019 and recorded June 20, 2019 in Official Records Book 2283, Page 1482, of the Public Records of Nassau County, Florida (the "**Mortgage**"), which encumbers the Additional Property described in that certain Supplement to the Declaration of Covenants, Conditions, and Restrictions for Tributary (the "**Supplemental Declaration**") to which this Joinder and Consent to Supplement to the Declaration of Covenants, Conditions, and Restrictions for Tributary is attached, pursuant to the Mortgage and loan documents associated therewith, hereby joins in and consents to the recording of the Supplemental Declaration, and hereby further subordinates its interest under the Mortgage to the Supplemental Declaration.

IN WITNESS WHEREOF the said Mortgage holder has duly executed this instrument this 17TH day of March, 2021.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Karen Kahn
Signature of Witness #1

Karen Kahn
Typed/Printed Name of Witness #1

Jaymi L. Katz
Signature of Witness #2

Jaymi L. Katz
Typed/Printed Name of Witness #2

MORTGAGE HOLDER:

FIDELITY LAND, LLC,
a Florida limited liability company

By: [Signature]
James Bavouset, Vice President

Address:
700 NW 107th Avenue, Suite 400
Miami, Florida 33172

STATE OF FLORIDA

COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me by / / physical presence or / / online notarization this 17th day of March, 2021, by James Bavouset, as Vice President of FIDELITY LAND, LLC, a Florida limited liability company, on behalf of the company, / / who is personally known to me or / / who has produced a _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Jaymi L. Katz
My Commission Expires: 11/29/2024

