

THIS INSTRUMENT PREPARED BY:
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SUPPLEMENTAL DECLARATION

THIS SUPPLEMENTAL DECLARATION is made this 25th day of June, 2018 by **PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit (hereinafter referred to as "Association").

WITNESSETH:

A. Association is the "Association" under, and as defined in, that certain **Amended and Restated Declaration of Covenants, Conditions and Restrictions for Paladin Place II** recorded in **Official Records Book 3127, Page 361, of the Public Records of Indian River County, Florida**, together with all exhibits thereto (the "Declaration"). The capitalized terms used but not otherwise defined herein shall have the meanings given them in the Declaration.

B. Article II, Section 2 of the Declaration provides for the use of a Supplemental Declaration for, among other things, adding additional real property to The Properties upon the approval of the Owners of at least Sixty Six and Two-Thirds Percent (66 2/3%) of the Owners of Lots.

C. Article II, Section 2 also provides that such Supplemental Declaration may vary the terms of the Declaration as it applies to the property so added to reflect any unique characteristics thereof.

D. The property described in Exhibit "A" attached hereto and made a part hereof (the "Supplemental Parcel") is unique in that it has not been subdivided by platting thereof whereas the Declaration does not make provision for un-platted land being subject thereto.

E. Accordingly, the undersigned, being the Owner of at least the required number of Lots as aforesaid as well as owning the Supplemental Parcel, desires to add the Supplemental Parcel to The Properties and, in so doing, reflect the fact that the same is not yet platted.

NOW, THEREFORE, by virtue of the Declarant's authority under the Declaration, it is hereby declared:

1. The Supplemental Parcel is and henceforth shall be part of The Properties and, therefore, subject to the covenants, conditions, restrictions, easements and other terms and conditions set forth in the Declaration, as modified herein with respect to the Supplemental Parcel. Such becoming part of The Properties shall include, without limitation, the right to share the use of all roads, the gate(s), the Surface Water

Management System and all other Common Areas, such right to also extend to the use of Common Areas within the Supplemental Parcel by the Owners and Members' Permittees within the other portions of The Properties.

2. The Supplemental Parcel shall not be deemed to contain Lots or Common Areas until same is subdivided by a plat recorded in the Public Records of Indian River County, Florida. Accordingly, until such time (i) the Association shall have no maintenance responsibility with respect to any Common Areas therein and (ii) there shall be no voting rights or assessment obligations granted to or levied upon the Supplemental Parcel. Conversely, once the Supplemental Parcel is subdivided as aforesaid, the portions thereof meeting the definition of Lots and Common Areas shall become Lots or Common Areas, as applicable, and all rights, benefits, privileges and obligations appropriate to such portions as set forth in the Declaration shall immediately come into full force and effect as of the date of the recording of such plat.

IN WITNESS WHEREOF, the undersigned has executed this Supplemental Declaration as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Sign: _____
Print Name: Laura Vegueria
Sign: _____
Print Name: Rebecca Sims

GRBK GHO SUMMER LAKE, a Florida limited liability company
By: William N. Handler, Manager

STATE OF FLORIDA)
COUNTY OF St. Lucie)

The foregoing instrument was acknowledged before me this 25 day of June, 2018, by William N. Handler, as Manager of GRBK GHO SUMMER LAKE, LLC, a Florida limited liability company, on behalf of such company. He is personally known to me or has produced _____ driver's license as identification.

My commission expires: LAURA VEGUERIA
MY COMMISSION #FF143206
EXPIRES July 20, 2018
Notary Public _____



EXHIBIT "A"

SUPPLEMENTAL PARCEL

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 31 South, Range 39 East, Indian River County, Florida, less the South 300 feet of the North 355 feet of the East 100 feet and less the South 300 feet of the North 355 feet of the West 100 feet thereof and less and except road and canal rights of way on the North line.