

THIS DOCUMENT PREPARED BY AND RETURN TO:  
SPENCER N. CUMMINGS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
225 WATER STREET, SUITE 1750  
JACKSONVILLE, FL 32202

**SUPPLEMENTARY DECLARATION OF THE COVENANTS  
AND RESTRICTIONS FOR TWENTY MILE WEST**

**THIS SUPPLEMENTARY DECLARATION** (this “Supplementary Declaration”) is made effective as of January 27, 2016, by **HYDRY COMPANY, LLC**, a Delaware limited liability company (“Developer”), and is joined by **TWENTY MILE WEST HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”).

**RECITALS:**

A. Developer executed the Declaration of Covenants and Restrictions for Twenty Mile West, recorded in Official Records Book 3947, page 987 of the public records of St. Johns County, Florida, as supplemented and amended (collectively, the “Declaration”), thereby submitting all of the real property described in the Declaration to the terms thereof.

B. Developer is the owner of all alleys shown on the plat of Twenty Mile Village at Nocatee Phase 1 recorded in Map Book 74, pages 5 through 36 (inclusive), of the public records of St. Johns County, Florida (the “Alleys”).

C. Per Sections 2.3 and 4.3 of the Declaration, Developer has the right, in its sole discretion, to designate the Alleys as Common Area under the Declaration.

D. Developer wishes to enter into this Supplementary Declaration to designate the Alleys as Common Area under the Declaration.

**NOW THEREFORE**, the Developer hereby declares that:

1. **General.** All capitalized terms contained in this Supplementary Declaration and which are defined by the Declaration, shall have the same meanings as such terms are defined by the Declaration.

2. **Designation of the Alleys as Common Area.** Developer hereby designates the Alleys as Common Area under the Declaration.

3. **Miscellaneous.** This Supplementary Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida. As specifically supplemented hereby, the Declaration shall remain in full force and effect. In the event of conflict between the terms and provisions of the Declaration and this Supplementary Declaration, this Supplementary Declaration shall control.

IN WITNESS WHEREOF, Developer and the Association have caused this Supplementary Declaration to be duly executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

**HYDRY COMPANY, LLC,**  
a Delaware limited liability company

Jill Whalen  
Jill Whalen  
(Print Name)

Austin Ray  
AUSTIN RAY  
(Print Name)

By: Jed V. Davis  
Name: Jed V. Davis  
Its: Vice President

STATE OF FLORIDA     )  
  )SS  
COUNTY OF DUVAL     )

The foregoing instrument was acknowledged before me this 28 day of January, 2016 by Jed V. Davis, the Vice President of **HYDRY COMPANY, LLC**, a Delaware limited liability company, on behalf of the company.

Tina E Miller  
Print Name: Tina E Miller  
NOTARY PUBLIC, State of Florida at Large  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Personally Known:   
or Produced I.D.: \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced: \_\_\_\_\_



Signed, sealed and delivered  
in the presence of:

**TWENTY MILE WEST HOMEOWNERS  
ASSOCIATION, INC.**, a Florida not-for-  
profit corporation

Jill Whaley  
Jill Whaley  
(Print Name)

Austin Ray  
AUSTIN RAY  
(Print Name)

By: [Signature]  
Name: Gregory J. Barbour  
Its: President

STATE OF FLORIDA        )  
  )SS  
COUNTY OF DUVAL        )

The foregoing instrument was acknowledged before me this 28 day of January, 2016  
by Gregory J. Barbour, the President of **TWENTY MILE WEST HOMEOWNERS  
ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation.



Tina E Miller  
Print Name: Tina E Miller  
NOTARY PUBLIC, State of Florida at Large  
Commission #: \_\_\_\_\_  
My Commission Expires:  \_\_\_\_\_  
Personally Known:  \_\_\_\_\_  
or Produced I.D.: \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced: \_\_\_\_\_