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Watersound, FL 32461
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Cross References:

Amended and Restated Declaration: Official Records Book 2985, Page 3451
Amendment: Official Records Book 3002, Page 2631
First Supplement: Official Records Book 3044, Page 3640
Second Supplement: Official Records Book 3052, Page 1213
Third Supplement: Official Records Book 3092, Page 4634
Fourth Supplement: Official Records Book 3103, Page 2663
Fifth Supplement: Official Records Book 3109, Page 4082
Sixth Supplement: Official Records Book 3121, Page 3943

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WATERSOUND ORIGINS
(Service Area No. 1)**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KOLTER COMMUNITY (this "Supplemental Declaration") is made as of May 15, 2020 (the "Effective Date"), by The Watersound Company, LLC, a Florida limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, WaterSound Origins is a residential community located in WaterSound, Walton County, Florida, which community is more particularly described and encumbered by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 2015661331757, at Book 2985, Page 3451 as amended by that certain Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 2016000005324 in Official Records Book 3002, Page 2631, together with that certain First Supplement to the

Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 20170020380 in Official Records Book 3044, Page 3640, together with that certain Second Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 20170030339 in Official Records Book 3052, Page 1213, together with that certain Third Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 2018041900 in Official Records Book 3092, Page 4634, together with that certain Fourth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 20190013040 in Official Records Book 3103, Page 2663, together with that certain Fifth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 20190021359 in Official Records Book 3109, Page 4082, and together with that certain Sixth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for WaterSound Origins, recorded as Instrument No. 20190036872 in Official Records Book 3121, Page 3943, all of the public land records of Walton County, Florida (as subsequently amended, the "Declaration"); and

WHEREAS, Section 3.3(b) of the Declaration provides that Declarant, through the recording of a Supplemental Declaration in the Public Records, may unilaterally establish certain Service Areas (as such term is defined in the Declaration) within the Properties for purposes of sharing Exclusive Common Areas and/or receiving other benefits or services from the Association which are not provided to all Lots (as all such capitalized terms are defined in the Declaration); and

WHEREAS, Sections 1.54, 3.3(b) and 7.4 of the Declaration further provide that Declarant may unilaterally subject and burden certain portions of the Properties, including Service Areas, to additional easements, covenants, restrictions and obligations and create exceptions to, and modify the terms of, the Declaration as it applies to portions of the Properties upon the recording of a Supplemental Declaration in the Public Records; and

WHEREAS, the purpose of this Supplemental Declaration is to designate as a Service Area (as such term is defined in the Declaration) the real property set forth in the attached Schedule 1 (the "Service Area No. 1 Property"), which Service Area No. 1 Property is a portion of the Properties, and to encumber the Service Area No. 1 Property with certain additional easements, covenants, restrictions and obligations as set forth below; and

WHEREAS, on or about the Effective Date and from time to time hereafter, Declarant has sold and will sell to KH Watersound LLC, a Florida limited liability company, (or any assignee as permitted in accordance with the terms of a separate agreement between Kolter and Declarant, "Kolter") all or a portion of the Service Area No. 1 Property subject to the terms of this Supplemental Declaration and with the rights granted to Kolter herein.

NOW, THEREFORE, Declarant hereby subjects the Service Area No. 1 Property to the provisions of this Supplemental Declaration, which Supplemental Declaration shall apply to the Service Area No. 1 Property in addition to the provisions of the Declaration and which Supplemental Declaration shall serve as an amendment to the Declaration with respect to the Service Area No. 1 Property as set forth herein, all in accordance with the following terms:

1. The terms of the Recital and all attached Schedules are incorporated herein by this reference. Capitalized terms not otherwise defined in this Supplemental Declaration shall have the meaning ascribed to them in the Declaration.

2. The Service Area No. 1 Property described on the attached Schedule 1 shall hereafter be a designated "Service Area" to be known as the "Service Area No. 1" under the terms of the Declaration.

3. The Service Area No. 1 Property is hereby encumbered and made subject to the following additional terms, covenants, easements and servitudes, all of which shall be deemed to have amended the Declaration with respect to the Service Area No. 1 Property only:

A. Builder Designation. Declarant hereby designates Kolter as an approved "Builder" for only the Service Area No. 1 Property and for the purpose of developing the Service Area No. 1 Property in the manner described below and as otherwise approved by Declarant in accordance with the terms of the Declaration.

B. Plan Approvals. Declarant approves the subdivision of the Service Area No. 1 Property substantially in accordance with the subdivision plan attached hereto as Schedule 2 (the "Subdivision Plan"), and Declarant has and will from time to time in the future record one or more plats to evidence such subdivision of the Service Area No. 1 Property. During the Development Period, no Person may seek or acquiesce to the further subdivision, re-platting or the changing of boundary lines with respect to the Service Area No. 1 Property without Declarant's prior written consent. Notwithstanding anything contained in the Declaration to the contrary, including, but not limited to, within Section 1.15 of the Declaration, Article 9 of the Declaration and Sections 10.23 and 10.24 of the Declaration, plans with respect to the initial Service Area Improvements (as such term is defined below) and initial home construction within the Service Area No. 1 Property have been approved by Declarant (the "Approved Plans") and shall not be subject to further review or approval by Declarant, the Association, the Board, the Members, the DRB or other reviewing entity or person under the Declaration. The Commencement Date(s) and Completion Date(s) (as such terms are defined in Article 9 of the Declaration) for such Improvements and the applicable remedies are set forth in a separate agreement between Kolter and Declarant. As such, the provisions of Sections 9.4 and 9.9 of the Declaration shall not apply within the Service Area No. 1 Property. For purposes of clarification, to the extent that Kolter proposes (i) any material change to any of the Approved Plans; (ii) an additional home plan to be included within the Approved Plans; or (iii) any modification to a Service Area Improvement, the same shall be subject to review and approval only by the Declarant. Notwithstanding the foregoing, Kolter shall not be required to obtain Declarant's approval for changes required by any governmental authority. However, in the event any Person intends to make any Improvement or modification on a Lot within the Service Area No. 1 Property after the completion of home construction, such activities shall be subject to all of the provisions of the Declaration, including those listed above.

C. Single Family Use. Only detached, single family residences (and related Improvements) consistent with the Approved Plans and applicable law may be constructed upon any Lot within the Service Area No. 1 Property.

D. Community Amenity. The Subdivision Plan identifies a “Community Amenity Parcel” upon which will be constructed a fitness center, swimming pool, sports courts, mail kiosks, landscaping and irrigation system along with such other related improvements (as constructed, the “Community Amenity”) by Kolter and without participation by Declarant. The Community Amenity must be constructed in compliance and conformance with the Approved Plans and all applicable permits. Except for the initial conveyance by Declarant to Kolter and any Mortgagee who may succeed Kolter by virtue of foreclosure or a deed in lieu of foreclosure, the Community Amenity Parcel (including, as applicable, the constructed Community Amenity located thereon) may be conveyed only in its entirety and in fee simple to the Association as Common Area and to no other Person. Any such conveyance of the Community Amenity Parcel to the Association shall (i) be conveyed by special warranty deed, evidencing good right and authority to sell and convey the Community Amenity Parcel in the same form (including warranties) and containing only those title exceptions as were contained in the original deed executed by Declarant in favor of Kolter and that said Community Amenity Parcel shall be free and clear of all other liens and encumbrances, monetary or otherwise; and (ii) occur on or before the closing and conveyance of the last Lot shown on the Subdivision Plan to a Person other than Declarant, a Declarant-Related Entity or a Builder. Notwithstanding any other term of this Supplemental Declaration or the Declaration to the contrary, once the Community Amenity is completed in accordance with all Approved Plans and conveyed to the Association, the Community Amenity shall be deemed Exclusive Common Area reserved for the exclusive use of the Lots located within the Service Area No. 1 Property; other Owners outside of the Service Area No. 1 Property shall not have a right or easement of use, access, or enjoyment in and to, over and across, the Community Amenity. Furthermore, for the avoidance of any doubt, the Association shall not be obligated to accept title to the Community Amenity Parcel and Community Amenity unless and until the same are developed and constructed in accordance with all Approved Plans.

E. Mail Kiosks. Kolter may construct additional mail kiosks (the “Mail Kiosks”) to serve the Lots in the Service Area No. 1 Property at the locations designated on the Subdivision Plan. Any additional Mail Kiosks to be constructed must be constructed by Kolter in compliance and conformance with any Approved Plans, any requirements of the United States Postal Service, and all applicable permits. Declarant hereby grants to Kolter a temporary easement to construct and install only the approved Mail Kiosks on any applicable Common Area, which temporary easement shall terminate upon the completion of the Mail Kiosks. Furthermore, upon completion of any additional Mail Kiosks, the Mail Kiosks so completed (i) shall be deemed Exclusive Common Area reserved for the exclusive use of the Lots located within the Service Area No. 1 Property, and (ii) Kolter shall convey to the Association its interest in the Mail Kiosks and, if applicable, its fee simple interest in any such parcel containing a Mail Kiosk, by special warranty deed, evidencing good right and authority to sell and convey the Mail Kiosks in the same form (including warranties) and containing only those title exceptions as were contained in the original deed executed by Declarant in favor of Kolter and that said Mail Kiosks are free and clear of all other liens and encumbrances, monetary or otherwise. Furthermore, for the avoidance of any doubt, the Association shall not be obligated to accept title to any of the Mail Kiosks unless and until the same are developed and constructed in accordance with the Approved Plans.

F. Gated Entries. Kolter shall construct two (2) gated entry features (the “Gated Entries”) to serve the Lots in the Service Area No. 1 Property at the locations designated on the Subdivision Plan. The Gated Entries must be constructed by Kolter in compliance with the

Approved Plans and all applicable permits. To the extent any portion of the Gated Entries are to be located on Common Area, Declarant hereby grants to Kolter a temporary easement to construct and install only the approved Gated Entries on such Common Area, which temporary easement shall terminate upon the completion of the Gated Entries. Furthermore, notwithstanding any other term of this Supplemental Declaration or the Declaration to the contrary, upon completion of the Gated Entries in accordance with all Approved Plans, the Gated Entries (i) shall be deemed Exclusive Common Area reserved for the exclusive use of the Lots located within the Service Area No. 1 Property; other Owners outside of the Service Area No. 1 Property shall not have a right or easement of use, access, or enjoyment in and to, over, across or through, the Gated Entries, and (ii) Kolter shall convey to the Association its interest in the Gated Entries and, if applicable, its fee simple interest in the land containing the Gated Entries, by special warranty deed, evidencing good right and authority to sell and convey the Gated Entries in the same form (including warranties) and containing only those title exceptions as were contained in the original deed executed by Declarant in favor of Kolter and that said Gated Entries are free and clear of all other liens and encumbrances, monetary or otherwise. Furthermore, for the avoidance of any doubt, the Association shall not be obligated to accept title to any of the Gated Entries unless and until the same are developed and constructed in accordance with the Approved Plans.

G. Private Streets. Notwithstanding any provision in the Declaration to the contrary, including, but not limited to Section 2.2 of the Declaration, (i) the Private Streets and other Common Area within the Service Area No. 1 Property shall be deemed Exclusive Common Area reserved for the exclusive use of the Lots located within the Service Area No. 1 Property; (ii) other Owners outside of the Service Area No. 1 Property shall not have a right or easement of use, access, or enjoyment in and to, over and across, any such Private Streets; (iii) for so long as Kolter owns any property within the Service Area No. 1 Property, without the prior consent of Kolter, Declarant shall not have the right to adopt, amend or repeal rules regulating the use and enjoyment of the Private Streets within the Service Area No. 1 Property; (iv) for so long as Kolter owns any property within the Service Area No. 1 Property, without the prior consent of Kolter, neither Declarant nor the Association shall have the right to dedicate all or any part of the Private Streets within the Service Area No. 1 Property to a party or entity other than the Association; and (v) for so long as Kolter owns any property within the Service Area No. 1 Property, without the prior consent of Kolter, neither Declarant nor the Association shall have the right to mortgage, pledge or hypothecate any or all of the Private Streets within the Service Area No. 1 Property as security for money borrowed or debts incurred or otherwise.

H. Service Area Expenses. For the purpose of this Supplemental Declaration, the Community Amenity Parcel, Community Amenity, Mail Kiosks, Gated Entries shall be collectively defined as the "Service Area Improvements". Once a Service Area Improvement is constructed and once the first Lot in the Service Area No. 1 Property is sold to a Lot Owner, all costs and expenses of any nature (including, but not limited to, if any, maintenance, repair, improvement, replacement, insurance, management and operation) with respect to such Service Area Improvement shall be deemed Service Area Expenses. Until the first Lot in the Service Area No. 1 Property is sold to a Lot Owner, Kolter shall be liable and financially responsible for all of the above-described Service Area Expenses. Furthermore, until all Service Area Improvements are conveyed to the Association, Kolter shall also be liable and financially responsible for all of the above-described Service Area Expenses, whether or not any of such expenses are administered by the Association for convenience, provided that Kolter shall otherwise be entitled to a credit (or

reimbursement) with respect to any Service Area Assessments that may be collected from Lot Owners in the Service Area No. 1 Property with respect to the Service Area Improvements. After the conveyance of the Service Area Improvements to the Association, in lieu of paying any Service Area Assessments under the Declaration for Lots Kolter owns within the Service Area No. 1 Property, Kolter shall pay to the Association a monetary contribution equal to the budget deficit between the actual Service Area Expenses and the amount of income received from Service Area Assessments, which budget deficit the Association may estimate in advance and charge to Kolter in regular installments throughout its fiscal year; and, after each such fiscal year, the Association will reconcile the budget with respect to the Service Area Expenses incurred and Service Area Assessments collected and charge or credit to Kolter, as the case may be, for any difference in the amount actually paid by Kolter on account of the same. Notwithstanding the foregoing, and to the extent permitted by law, the total Service Area Expenses shall not include any capital reserves when determining the budget deficit, and neither Declarant nor Kolter shall be required to fund capital reserves for Service Area Improvements. Alternatively, Kolter shall have the option, but only upon reasonable advance notice to the Association prior to each fiscal year, to elect not to participate in the deficit funding relative to the Service Area No. 1 Property, and in such case Kolter shall not participate in the deficit funding relative to the Service Area No. 1 Property and instead shall pay the Service Area Assessments with respect to each Lot it owns in the Service Area No. 1 Property on the same basis as any other Lot Owner. For so long as Kolter owns any portion of the Service Area No. 1 Property, Declarant shall not be liable for any deficit funding obligations with respect to the Service Area Expenses. For the avoidance of any doubt, Kolter shall not be liable for Service Area Expenses obligations (either through the participation in deficit funding or through the payment of assessments) from and after the sale of its last Lot in the Service Area No. 1 Property.

I. Deficit Funding. Notwithstanding anything contained in the Declaration to the contrary, Lots within the Service Area No. 1 Property shall be treated no less favorably than other Lots subject to the Declaration; however, such Lots may be assessed Service Area Assessments to account for the Service Area Expenses in addition to General Assessments. In addition to the Service Area Assessments described in the preceding paragraph (which shall govern the same), in lieu of paying any assessments under the Declaration for Lots Kolter owns within the Service Area No. 1 Property, Kolter shall pay to the Association its Deficit Share (as defined below), which Deficit Share the Association may estimate in advance and charge to Kolter in regular installments throughout its fiscal year; and, after each such fiscal year, the Association will reconcile the budget with respect to the Common Expenses incurred within the Service Area No. 1 Property and General Assessments collected within the Service Area No. 1 Property and charge or credit to Kolter, as the case may be, for any difference in the amount actually paid by Kolter on account of the same. For the purpose of this Supplemental Declaration, the term “Deficit Share” shall mean the dollar amount equal to: (a) the difference between the total Common Expenses of the Association within the Service Area No. 1 Property and the amount of General Assessment income received from the Association within the Service Area No. 1 Property on account of the same, expressed in Dollars (provided that if the General Assessment income is greater than the Common Expenses, then the difference shall be deemed \$0 or “no deficit”); multiplied by (b) the ratio of Lots owned by Kolter within the Service Area No. 1 Property at the beginning of the fiscal year as compared to the total number of Lots owned by Kolter, Declarant, and a Declarant-Related Entity within the Service Area No. 1 Property at the beginning of the fiscal year. Notwithstanding the foregoing, and to the extent permitted by law, the total Common Expenses of the Association

within the Service Area No. 1 Property shall not include any capital reserves when determining the Deficit Share, and neither Declarant nor Kolter shall be required to fund capital reserves of the Association. Alternatively, Kolter shall have the option, but only upon reasonable advance notice to the Association prior to each fiscal year, to elect not to participate in the deficit funding relative to the Service Area No. 1 Property, and in such case Kolter shall not participate in the deficit funding relative to the Service Area No. 1 Property and instead Kolter shall pay all other assessments described in the Declaration, including General Assessments, on the same basis as any other Lot Owner in the Service Area No. 1 Property. For the avoidance of any doubt, Kolter shall not be liable for any General Assessments or Deficit Share obligations from and after the sale of its last Lot in the Service Area No. 1 Property. .

J. Conveyance of Service Area Improvements. Following completion, Kolter shall convey the Service Area Improvements to the Association and the Association will accept title to the Service Area Improvements. The Association agrees that the Service Area Improvements shall be conveyed in their “where is, as is” condition and without recourse, and Kolter and the Declarant disclaim and make no representations, warranties or other agreements, express or implied with respect thereto, including without limitation, representations or warranties of merchantability or fitness for the ordinary or any particular purpose, and representations or warranties regarding the conditions, design, construction, accuracy, completeness, adequacy of the size or capacity in relation to utilization or the future economic performance or operations of the Service Area Improvements. No claim shall be made by the Association or any Owner relating to the condition, operation, or completeness of the Service Area Improvements or for incidental or consequential damages arising therefrom. Kolter will transfer and assign to the Association, without recourse, all warranties which it receives from manufacturers and suppliers relating to any of the Service Area Improvements which exist and are assignable.

K. Leasing within the Service Area No. 1 Property. Lots located within the Service Area No. 1 Property shall be subject to the minimum six (6) full calendar month lease term restriction as described in Section 10.6 of the Declaration, as amended. The minimum lease term restriction contained in the Declaration may not be amended without the express written consent of Kolter for so long as Kolter owns a Lot within the Service Area No. 1 Property.

L. Marketing Activities. Declarant grants to Kolter a temporary right and license for so long as Kolter owns a Lot within the Service Area No. 1 Property to hold such marketing events and activities as Kolter deems necessary related to its marketing and sale of Lots within the Service Area No. 1 Property (collectively, the “Marketing Activities”) and to install such signs, advertising, flags and related promotional material consistent with the marketing plan previously agreed to between Declarant and Kolter (collectively, the “Marketing Signs”), provided that such Marketing Activities and Marketing Signs do not exceed such rights granted to Declarant pursuant to the Declaration. The regulation of Marketing Activities, Marketing Signs and other signs are governed by a separate agreement between Declarant and Kolter. As such the provisions of Section 10.20 of the Declaration shall not apply to signs erected, modified or maintained by Kolter within the Service Area No. 1 Property.

M. CDD and/or Stewardship District. Notwithstanding any provision in the Declaration to the contrary, including, but not limited to Sections 1.13 and 1.53 of the Declaration, Declarant shall not subject any portion of the Service Area No. 1 Property to a CDD or a

Stewardship District without the express written consent of Kolter, for so long as Kolter owns a Lot within the Service Area No. 1 Property, or thereafter, without the prior written approval or consent of the Owners holding a Majority of the Class "A" votes within the Service Area No. 1 Property.

N. Bay-Walton Sector Plan Covenants. Notwithstanding any provision in the Declaration to the contrary, Declarant shall not subject any portion of the Service Area No. 1 Property to assessments under the Bay-Walton Sector Plan Covenants without the express written consent of Kolter, for so long as Kolter owns a Lot within the Service Area No. 1 Property, or thereafter, without the prior written approval or consent of the Owners holding a Majority of the Class "A" votes within the Service Area No. 1 Property.

O. Neighborhood and Service Area Designations; Assignment of Exclusive Common Area; Provision of Services; Community Systems; Municipal Services; Cost Sharing Agreements; Commencement of Assessments; Golf Carts; Construction Trailers; Service Marks. Notwithstanding any provision in the Declaration to the contrary, for so long as Kolter owns a Lot within the Service Area No. 1 Property and without the prior written consent of Kolter, Declarant agrees (a) that no property shall be added to or withdrawn from the Service Area No. 1 Property, (b) except as described in this Supplemental Declaration, the Lots within the Service Area No. 1 Property may not be subject to additional covenants, (c) no Service Area Committee or Service Area Association shall be formed or required with respect to the Service Area No. 1 Property, (d) the Service Area No. 1 Property shall not be added to any other Service Area or Neighborhood nor shall any portion of the Service Area No. 1 Property be removed or withdrawn from coverage of the Declaration as described in Section 7.3 of the Declaration, (e) no Exclusive Common Area as designated by this Supplemental Declaration or otherwise shall be subject to a later assignment of use to Lots outside of the Service Area No. 1 Property even upon the payment of reasonable use fees, (f) no additional Common Area may be assigned as Exclusive Common Area to the Service Area No. 1 Property, (g) the rights of the Association, Board and Declarant, if any, set forth in Section 4.21 of the Declaration shall not apply to the Lots within the Service Area No. 1 Property, (h) the rights of the Association, Board and Declarant, if any, relating to Community Systems, as described in Sections 4.22 and 13.10 of the Declaration, shall not apply within the Service Area No. 1 Property; the provision of Community Systems within the Service Area No. 1 Property is governed by a separate agreement between Declarant and Kolter, (i) the rights of the Association, Board and Declarant, if any, relating to the provision of municipal services as described in Section 4.26 of the Declaration, shall not be exercised in any manner that would increase expenses or assessments applicable to the Service Area No. 1 Property, (j) the rights of the Association, Board and Declarant, if any, relating to Cost Sharing Agreements as described in Section 5.6 and 15.3 of the Declaration, shall not be exercised in any manner that would increase expenses or assessments applicable to the Service Area No. 1 Property, (k) the conveyance of Lots within the Service Area No. 1 Property to Kolter shall not trigger the commencement of the payment of assessments as described in Section 8.8 of the Declaration during such periods of time as Kolter is in compliance with the terms of this Supplemental Declaration with respect to deficit funding, (l) the submission of final, "as built" plans to the DRB as described in Section 9.3(l) of the Declaration shall not be required in connection with Improvements constructed by Kolter within the Service Area No. 1 Property, (m) the rights of the Association, Board and Declarant, if any, relating to the provision of rules, restrictions or regulations of street legal golf carts as described in Section 10.9(b) of the Declaration, shall not apply within the Properties, (n) the restrictions and/or approvals relating to

construction trailers as described in Section 10.25 of the Declaration shall not apply to trailers erected or placed by or on behalf of Kolter within the Service Area No. 1 Property, and (o) the rights and obligations relating to the use of service marks described in Section 16.10 of the Declaration shall not apply within the Service Area No. 1 Property; the rights and obligations relating to the use of service marks by Kolter is governed by a separate agreement between Declarant and Kolter.

4. The Service Area No. 1 Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration, as amended, both of which shall run with the title to the Service Area No. 1 Property and shall be binding upon all persons having any right, title, or any interest in the Service Area No. 1 Property, their respective heirs, legal representatives, successors, successors-in-title and permitted assigns.

5. The provisions of this Supplemental Declaration shall be binding upon Watersound Origins Community Association, Inc., a Florida nonprofit corporation (the "Association").

6. No other easement, license or servitude (including but not limited to utility easements) may be made and entered into by any Person with respect to the Service Area No. 1 Property and/or Properties, without the prior written consent of Declarant; and, any such easement, license or servitude shall be deemed null and void unless and until such consent is provided by Declarant in its sole discretion.

7. This Supplemental Declaration shall be interpreted, construed and enforced according to the laws of the State of Florida.

8. Except as modified above, the Declaration and all terms thereof shall remain unchanged and in full force and effect.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE FOR SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERSOUND ORIGINS]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration as of Effective Date.

Witness:

Christine McClure
Name: Christine McClure

Witness:

William Ringquist
Name: William Ringquist

The Watersound Company, LLC,
a Florida limited liability company

By: Bridget Preusse
Name: Bridget Preusse
Its: V.P.

STATE OF FLORIDA §
 §
COUNTY OF WALTON §

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization on this 19th day of MARCH, 2020, by
Bridget Preusse, the Vice President of The Watersound Company, LLC, a Florida
limited liability company. He/She is personally known to me and did/did not take an oath.



CHRISTINE M MCCLURE
Commission # GG 201564
Expires May 7, 2022
Bonded Thru Budget Notary Services

Christine McClure
Name: _____

My Commission Expires: _____

[Notary Seal]

SCHEDULE 1

Service Area No. 1 Property

ALL THOSE TRACTS OR PARCELS OF LAND shown on that certain plat of WATERSOUND ORIGINS – NATUREWALK PHASE 1, as recorded in Plat Book 22, Page 50, of the public records of Walton County, Florida, as such property may be replatted from time to time or as such plat may be revised or amended.

SCHEDULE 2

Subdivision Plan

