

This instrument was prepared by,
and after recording return to:

NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

**SUPPLEMENTAL COMMUNITY DECLARATION OF
AVALON VILLAGE**

This Supplemental Community Declaration of Avalon Village, dated this 11th day of November, 2020, is executed by LANDBUILDER, LLC, a Florida limited liability company, hereinafter called "Declarant".

WHEREAS, Declarant has previously recorded that certain Declaration of Covenants and Restrictions for Avalon, recorded at Official Records Book 2084, Page 1236 as amended and/or supplemented in Official Records Book 2084, Page 1337, Official Records Book 2145, Page 268, Official Records Book 3447, Page 842, Official Records Book 3497, Page 1825, Official Records Book 3515, Page 533, Official Records Book 3603, Page 1250, Official Records Book 3732, Page 1530, Official Records Book 3792, Page 459, Official Records Book 3792, Page 473, Official Records Book 3837, Page 1950, and Official Records Book 3865, Page 1364, all in the Public Records of Hernando County, Florida (collectively, the "Declaration"), and Designation of Builder Under the Declaration recorded at Official Records Book 2511, Page 599, updated later and recorded at Official Records Book 3111, Page 28; and

WHEREAS, Declarant is permitted to make this Supplemental Declaration under the provisions of Article X, Section 10.21 of the Declaration; and

WHEREAS, Declarant desires to subject to the terms and provisions of the Declaration to the following parcel of real property described as follows (the "Annexed Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE**

WHEREAS, Developer is the owner in fee simple of the Annexed Property and has the right, therefore, to subject the Annexed Property to the Declaration,

NOW, THEREFORE, Developer hereby declares that the Annexed Property is submitted, subjected, annexed, and added to the Declaration and to the property defined and described therein, and shall be transferred, held, sold, conveyed, and developed subject to all of the easements, covenants, restrictions, conditions and other terms and provisions of the Declaration to the same extent as if the Annexed Property had originally been made subject to the Declaration. Henceforth, all references in the Declaration to the "Properties" shall be deemed for all purposes to include

both the real property described in the Declaration (and any previous additions thereto) and the Annexed Property. All owners of the Annexed Property are subject to the same obligations and restrictions, and are entitled to the same rights and privileges (including without limitation membership in the Association that enforces the Declaration) as are the owners of all other properties that are subject to the Declaration.

IN WITNESS WHEREOF, the undersigned, being Declarant hereunder, has hereunto set its hand and seal this 11th day of November, 2020.

WITNESSES:

Print Name: _____

Print Name: _____

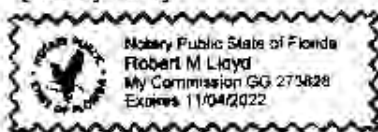
Landbuilder, LLC, a Florida limited liability company

By: [Signature]
Devon S. Rushnell, President

STATE OF FL
COUNTY OF HERNANDO COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of December, 2020, by Devon S. Rushnell, as President of Landbuilder LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced as Identification.

[Notary Seal]



Notary Public: [Signature]
Print Name: Robert M. Lloyd
My Commission Expires: 11-04-2022

Exhibit "A"

Parcel 1:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 23, South, Range 18 East, Hernando County, Florida; LESS the South 40 feet thereof for right-of-way.

And

Parcel 2:

The West 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 23, South, Range 18 East, Hernando County, Florida; LESS the South 40 feet thereof which as previously been deeded to the State of Florida for State Rd. S-578 (County Line Road)

And

Parcel 3:

The East 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 23, South, Range 18 East, Hernando County, Florida; LESS the South 40 feet thereof which as previously been deeded to the State of Florida.

Parcel #R33 423 18 0000 0110 0000, R33 423 18 0000 0160 0010, R33 423 18 0000 0160 0000