

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 2nd day of November, 2023, is executed by LANDRIUHLER, 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, and Official Records Book 3975, Page 1341 and Official Records Book 4085, Page 331, and Official Records Book 4213, Page 1340 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 III, Section 3.3 of the Declaration; and

WHEREAS, Declarant desires to withdraw the following described Real Property from the terms and provisions of the Declaration (the "Withdrawn Property"):

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

WHEREAS, Developer is the owner in fee simple of the Withdrawn Property and has the right, therefore, to withdraw the Withdrawn Property from the Declaration.

NOW, THEREFORE, Developer hereby declares that the Withdrawn Property is withdrawn from and is no longer subject to the Declaration, and shall be transferred, held, sold, conveyed, and developed free from all of the easements, covenants, restrictions, conditions and other terms and provisions of the Declaration to the same

extent as if the Withdrawn Property had never been made subject to the Declaration. Henceforth, all references in the Declaration to the "Property" or "Subdivision" shall be deemed for all purposes to exclude the Withdrawn Property. All owners of the Withdrawn Property shall not be subject to the obligations and restrictions, and shall not be entitled to the same rights and privileges 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 2 day of November, 2023.

WITNESSES:

Print Name: Ann M. Zyndorf

Print Name: Dawn Jensen

Landbuilder, L.L.C., a Florida limited liability company

By: Devon S. Rushnell, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of November, 2023, by Devon S. Rushnell, as President of Landbuilder L.L.C., 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: Ann M. Zyndorf
Print Name: Ann M. Zyndorf
My Commission Expires: _____

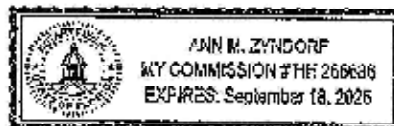


Exhibit "A"

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SOUTHEAST 1/4 N00°27'36"W, 40.00 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE N00°10'18"W, 75.00 FEET TO THE POINT OF BEGINNING; THENCE N89°47'02"W, 454.08 FEET; THENCE N00°15'32"E, 28.01 FEET TO THE SOUTHEAST CORNER OF A FUTURE LIFT STATION TRACT; THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID TRACT, N33°44'01"W, 50.96 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FUTURE NEW BRIDGE STREET, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°20'43", A RADIUS OF 325.00 FEET, AND A CHORD BEARING AND DISTANCE OF N48°10'56"E, 41.64 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE 41.66 FEET TO THE PT; THENCE N44°30'34"E, 251.05 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 45°38'04", A RADIUS OF 375.00 FEET, AND A CHORD BEARING AND DISTANCE OF N67°19'36"E, 290.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 298.68 FEET TO THE PT; THENCE S89°51'22"E, 5.69 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN ALONG SAID EAST BOUNDARY LINE S00°10'18"E, 391.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.03 ACRES MORE OR LESS.