

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-1100

SUPPLEMENTAL DECLARATION
FOR
THE STRAND AT INDIAN RIVER SHORES, PHASE TWO

THIS SUPPLEMENTAL DECLARATION is made this 14 day of May, 2019 by THE STRAND AT INDIAN RIVER SHORES, LLC, a Delaware limited liability company (the "Developer"), joined by THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, ESTATES AT THE STRAND AT INDIAN RIVER SHORES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation and LENNAR HOMES, LLC, a Florida limited liability company.

STATEMENT OF BACKGROUND INFORMATION

A. Terms used as defined terms herein without definition shall have the meaning ascribed to them in the Declaration For The Strand At Indian River Shores recorded in O.R. Book 3170, Page 997, and as supplemented by that certain Affidavit recorded in O.R. Book 3171, Page 2075, all of the Public Records of Indian River County, Florida, as the same may be amended from time to time (hereinafter collectively the "Declaration").

B. Developer has declared that The Strand at Indian River Shores shall be developed in successive phases, and shall be held, sold, conveyed and encumbered by the Declaration.

C. The Declaration permits the Developer to amend and supplement the same, and to annex successive phases, with the consent of Lennar.

D. Developer desires to annex and incorporate certain additional real property in to The Strand at Indian River Shores as set forth herein, and to subject the same to the governing Declaration.

STATEMENT OF DECLARATION

Developer hereby declares that the following real property is hereby incorporated into The Strand at Indian River Shores planned development, and said real property shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements and provisions of the Declaration, this Supplement, and any associated Neighborhood Declaration:

The Strand at Indian River Shores, Phase Two, according to the plat thereof, as recorded in Plat Book 30, Pages 64 through 66, inclusive, of the public records of Indian River County, Florida.

The above real property is hereby declared to be a Neighborhood, and Estates at The Strand at Indian River Shores Neighborhood Association, Inc. is hereby declared to be a Neighborhood Association, as defined within the Declaration.

All provisions of the Declaration shall apply to the above real property, including without limitation the area(s) where the surface water management system is located. This Supplemental Declaration, and any related Neighborhood Declaration, shall control over conflicting provisions of the Declaration.

IN WITNESS WHEREOF, this Supplemental Declaration has been executed as of the date first above written.

Signed, sealed and delivered
in our presence

THE STRAND AT INDIAN RIVER SHORES, LLC,
a Delaware limited liability company
By its Manager:
American Land Partners, Inc., a Delaware
corporation

By: *Michael Patten*
Michael Patten, Vice President

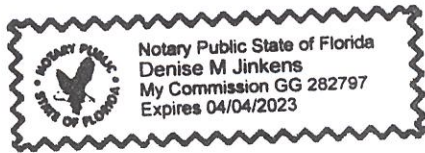
[Signature]
Printed Name: Jonathan Riley

[Signature]
Printed Name: Daniel Williams

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 1st day of April, 2019, by **Michael Patten**, Vice President of **American Land Partners, Inc., a Delaware corporation**, Manager of **THE STRAND AT INDIAN RIVER SHORES, LLC, a Delaware limited liability company** who is personally known to me or who has produced a driver's license as identification and did not take an oath.

Denise M. Jinkens
Notary Public
My Commission Expires: 4/4/2023
(Notary Seal)



ASSOCIATION JOINDER(S)

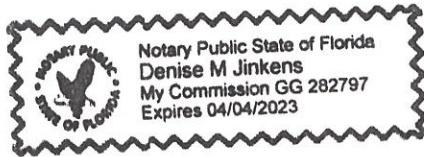
The undersigned, **THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation**, hereby consents and joins in the foregoing Supplemental Declaration for the Strand at Indian River Shores , Phase Two, this 3rd day of April, 2019.

THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION INC., a Florida not-for-profit corporation

By: Katherine Dobbins
Katherine Dobbins, President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by **Katherine Dobbins, President of THE STRAND AT INDIAN RIVER SHORES MASTER ASSOCIATION, INC., a Florida not-for profit corporation** who is personally known to me or who has [] produced a driver's license as identification and did not take an oath.



Denise M. Jinkens
Notary Public
My Commission Expires: 4/4/2023
(Notary Seal)

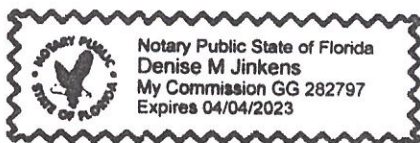
The undersigned, **ESTATES AT THE STRAND AT INDIAN RIVER SHORES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation**, hereby consents and joins in the foregoing Supplemental Declaration for the Strand at Indian River Shores, Phase Two, this 3rd day of April, 2019.

ESTATES AT THE STRAND AT INDIAN RIVER SHORES NEIGHBORHOOD ASSOCIATION INC., a Florida not-for-profit corporation

By: Katherine Dobbins
Katherine Dobbins, President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 3rd day of April, 2019, by **Katherine Dobbins, President of ESTATES AT THE STRAND AT INDIAN RIVER SHORES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for profit corporation** who is personally known to me or who has [] produced a driver's license as identification and did not take an oath.



Denise M. Jinkens
Notary Public
My Commission Expires: 4/4/2023
(Notary Seal)

CONSENT OF BUILDER

The undersigned, **LENNAR HOMES, LLC, a Florida limited liability company**, hereby consents and joins in the foregoing Supplemental Declaration for the Strand at Indian River Shores, Phase Two, this 30 day of APRIL, 2019.

LENNAR HOMES, LLC, a Florida limited liability company

By: 

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30 day of April, 2019, by Dan Grosswald as the Division President of **LENNAR HOMES, LLC, a Florida limited liability company** who is [] personally known to me or who has [] produced a driver's license as identification and did not take an oath.


Notary Public

My Commission Expires:

11/18/20

(Notary Seal)



LIENHOLDER CONSENT AND SUBORDINATION

PATTEN FAMILY FINANCE, LLC, a Delaware limited liability company ("Lienholder"), being the owner and holder of that certain Mortgage, recorded in O.R. Book 3037, Page 892, of the Public Records of Indian River County, Florida (the "Mortgage"), hereby consents to the terms and provisions of this Supplemental Declaration to which this Lienholder Consent and Subordination is attached, acknowledges and agrees that the execution hereof does not constitute a default under the Mortgage, further subordinates the lien of the Mortgage and any other liens and/or security instrument securing said indebtedness to the rights and interest created under said instrument, and acknowledges and agrees that a foreclosure of said lien and/or security interests shall not extinguish the right, obligations and interests created hereunder. No warranties of title are hereby made by Lienholder; Lienholder's joinder herein being solely limited to such consent and subordination.

PATTEN FAMILY FINANCE, LLC, a Delaware limited liability company

By its Manager:

Hannah Shari Patten Irrevocable Trust No. Two

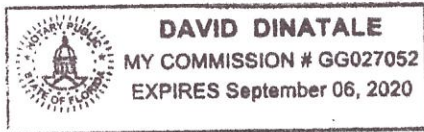
By: Alan L. Murray
Alan L. Murray, Trustee

By: Kathi Mosier
Kathi Mosier, Trustee

By: Chris Burk
Chris Burk, Trustee

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

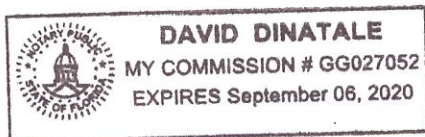
The foregoing instrument was acknowledged before me this 5th day of April, 2019, by **Alan L. Murray**, Trustee of the **Hannah Shari Patten Irrevocable Trust No. Two**, Manager of the **PATTEN FAMILY FINANCE, LLC, a Delaware limited liability company** who is personally known to me or who has produced a driver's license as identification and did not take an oath.



[Signature]
Notary Public
My Commission Expires:
(Notary Seal)

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

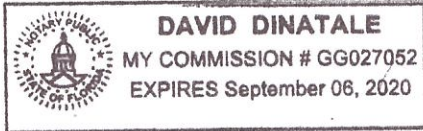
The foregoing instrument was acknowledged before me this 5th day of April, 2019, by **Kathi Mosier**, Trustee of the **Hannah Shari Patten Irrevocable Trust No. Two**, Manager of the **PATTEN FAMILY FINANCE, LLC, a Delaware limited liability company** who is personally known to me or who has produced a driver's license as identification and did not take an oath.

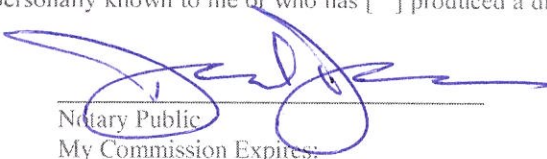


[Signature]
Notary Public
My Commission Expires:
(Notary Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5th day of April, 2019, by **Chris Burk**, Trustee of the **Hannah Shari Patten Irrevocable Trust No. Two**, Manager of the **PATTEN FAMILY FINANCE, LLC, a Delaware limited liability company** who is personally known to me or who has produced a driver's license as identification and did not take an oath.





Notary Public
My Commission Expires:
(Notary Seal)