

Instr #2018010118 BK: 3554 PG: 1317, Filed & Recorded: 2/20/2018 2:14 PM ERL Deputy Clk, #Pgs:3  
Don Barbee Jr, Clerk of the Circuit Court Hernando CO FL Rec Fees: \$27.00

After recording return to:

**Name:** Jarrett D. Bingemann, Esq.  
Akerman LLP  
**Address:** 420 S. Orange Avenue, Suite 1200  
Orlando, Florida 32801

*Cross Reference to Declaration Recorded in Official Records Book 1573, Page 1432, et seq., and Supplemental Declarations Recorded in Official Records Book 3443, Page 179, et seq., Official Records Book 3473, Page 1464 et seq., and Official Records Book 3500, Page 1227, et seq. all of the Public Records of Hernando County, Florida*

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**SUPPLEMENT TO  
SUPPLEMENTAL DECLARATION TO MASTER COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR HERNANDO OAKS, A RESIDENTIAL GOLF COMMUNITY**  
*(Hernando Oaks Phase Three, Lots 379-387)*

This instrument ("Supplement") is made as of this 20<sup>th</sup> day of February, 2018 by BBX PARTNERS, INC., a Florida corporation ("Developer"), whose principal office is located at 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301.

WHEREAS, that certain "Declaration of Master Covenants, Conditions and Restrictions for Hernando Oaks, a Residential Golf Community" has been recorded in Official Records Book 1573, Page 1432, as amended by that certain First Amendment, recorded in Official Records Book 2090, Page 1025, as further amended by that certain Second Amendment, recorded in Official Records Book 2684, Page 655, as further amended by that certain Third Amendment, recorded in Official Records Book 3332, Page 647, as supplemented by that certain Supplemental Declaration, recorded in Official Records Book 3443, Page 179 ("Service Area Supplemental Declaration"), that certain Supplement to Supplemental Declaration recorded in Official Records Book 3473, Page 1464, and that certain Supplement to Supplemental Declaration recorded in Official Records Book 3500, Page 1227, all of the Public Records of Hernando County ("County"), Florida, as the same may have been further amended and supplemented (collectively, "Declaration");

WHEREAS, Paragraph 8 of the Service Area Supplemental Declaration, provides, in pertinent part, that Developer may record a supplement to add additional Lots to the "Service Area" (as such term is defined therein) established by the Service Area Supplemental Declaration;

WHEREAS, Developer, pursuant to its authority under the Service Area Supplemental Declaration, and as the Owner of Lots 379 through 387, inclusive, as reflected on the plat of Hernando Oaks Phase Three, as recorded in Plat Book 38, Page 25, of the Public Records of the County ("Additional Service Area Lots"), now desires to add the Additional Service Area Lots to the Service Area and the terms and conditions of the Service Area Supplemental Declaration.

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NOW, THEREFORE, Developer hereby makes this Supplement and declares:

1. The recitations herein set forth are true and correct and are incorporated herein by reference. Unless otherwise defined herein, the definitions provided in the Service Area Supplemental Declaration and Declaration are incorporated herein by reference.

2. The Additional Service Area Lots are hereby designated as a part of the Service Area established by the Service Area Supplemental Declaration and shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions thereof and of this Supplement and the Declaration.

3. Except as otherwise specifically set forth in this Supplement, in the event of any conflict between the provisions of this Supplement and the provisions of the Declaration, the provisions of this Supplement shall control.

4. This Supplement shall become effective upon recording amongst the Public Records of the County.

*[Signatures appear on following page]*

IN WITNESS WHEREOF, Developer has executed this Supplement on the day, month and year first above written.

WITNESSES:

DEVELOPER:

*Janice M. Cruz*  
Print Name: Janice Cruz

*Marcy McBride*  
Print Name: Marcy McBride

BBX PARTNERS, INC., a Florida corporation

By: *[Signature]*  
Bruce J. Parker, Vice President

(SEAL)

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Bruce J. Parker, as Vice President of BBX PARTNERS, INC., a Florida corporation, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said company. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of February, 2018.

*Janice M. Cruz*  
Notary Public, State of Florida at Large

Janice Cruz  
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:

