Instr #2023015562 BK: 4277 PG: 685, Filed & Recorded: 3/22/2023 4:52 PM TP Deputy Clk, #Pgs:4
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $35.50

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 22th day of March, 2023, 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 Village, 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 3.2 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 "Real Property"):

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

The Real Property also shall be referred to herein as the ("Annexed Property").

WHEREAS, Developer is the owner in fee simple of the Real Property and has the right, therefore, to subject the Real 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 "Property" or "Subdivision" shall be deemed for all purposes to include both the real property described in the Declaration (and any previous additions thereto) and the Real 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 22nd day of March, 2023.

WITNESSES:

Print Name: Carol Caldwell

Print Name: Taylor Haynes

Landbuilder, LLC, a Florida limited liability company

By: _____
Devon S. Rushnell, President

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of March, 2023, 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 N/A as identification.

LINDSAY ANN MORGAN
Commission # HH 022196
Expires November 19, 2024

Notary Public: Lindsay Ann Morgan
Print Name: Lindsay Ann Morgan
My Commission Expires: 11-19-2024

Exhibit "A"

OVERAL LEGAL DESCRIPTION FOR PHASE 1 PLAT OF AVALON WEST

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 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°46'24"W, 1321.66 FEET TO THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE SOUTHEAST CORNER OF LINDEN RETREAT SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGES 33-34 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LINDEN RETREAT, RUN N00°09'01"W, 1274.08 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE SOUTH BOUNDARY LINE OF EAST LINDEN ESTATES, UNIT-6 SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGES 8-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID EAST LINDEN ESTATES, UNIT-6, RUN S89°41'11"E, 660.68 FEET TO THE EAST BOUNDARY LINE OF SAID EAST LINDEN ESTATES, UNIT-6;
THENCE ALONG THE EAST BOUNDARY LINE OF SAID EAST LINDEN ESTATES, UNIT-6, RUN N00°12'06"W, 657.25 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE ALONG SAID NORTH BOUNDARY LINE, RUN S89°38'22"E, 660.51 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE WEST BOUNDARY LINE OF THE VILLAGES AT AVALON, PHASE 3C AS RECORDED IN PLAT BOOK 42, PAGES 24-28 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID VILLAGES AT AVALON, PHASE 3C, RUN S00°11'07"E, 656.54 FEET TO THE SOUTH BOUNDARY LINE OF SAID VILLAGES AT AVALON, PHASE 3C AND THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE CONTINUE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, S00°10'51"E, 1272.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING.

CONTAINING 48.58 ACRES MORE OR LESS.

LESS AND EXECEPT RIGHT OF WAY FOR COUNTY LINE ROAD FUTURE RIGHT OF WAY

LEGAL DESCRIPTION:

PARCEL R/W-1 (RESERVED FOR COUNTY LINE ROAD):

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33,TOWNSHIP 23 SOUTH, RANGE 18 EAST; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN N00°09'01"W, 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE N00°09'01"W, 75.00 FEET; THENCE S 89°46'23"E, 268.35 FET TO THE WEST RIGHT OF WAY LINE OF GREYMANOR ROAD, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, BEING CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 8°35'27", A RADIUS OF 340.00 FEET, AND A CHORD BEARING AND DISTANCE OF S04°32'05"W, 50.96 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE, 51.00 FEET; THENCE S00°14'14"W, 24.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°46'24"W, 264.02 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

PARCEL R/W-2 (RESERVED FOR COUNTY LINE ROAD):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST; THENCE ALONG THE EAST LINE OF SAID SECION 33, RUN N00°27'36"W, 40.00 FEET TO THE NORTH RIGHT OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°46'24"W, 977.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF GREYMANOR ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°14'14"E, 24.17 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 09°16'27", A RADIUS OF 260.00 FEET, AND A CHORD BEARING AND DISTANCE OF N04°52'28"E, 42.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 42.09 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 21°56'10", A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF N20°28'46"E, 9.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.57 FEET; THENCE S89°46'21"E, 970.41 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE ALONG SAID EAST LINE, RUN S00°10'18"E, 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, AND THE POINT OF BEGINNING.