



INSTR # 2015040201
BK 9468 Pgs 1201-1202 PG(s)2
RECORDED 03/05/2015 04:15:22 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY laurdavi

This Instrument was Prepared by, and After Recording Return to:
Christopher M. Fear, Esq.
GrayRobinson, P.A.
Post Office Box 3
One Lake Morton Drive
Lakeland, Florida 33802-0003
(863) 284-2200

Recording Data Above

**SUPPLEMENT TO DECLARATION OF COVENANTS, RESTRICTIONS,
LIMITATIONS AND CONDITIONS
FOR
JAMES TOWN PLACE**

THIS SUPPLEMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, LIMITATIONS AND CONDITIONS FOR JAMES TOWN PLACE ("Supplement") is made this 27th day of February, 2015 by VANTAGE PROPERTY MANAGEMENT, LLC, a Florida limited liability company ("Declarant").

RECITALS

A. Declarant is the successor in interest to JAMES PROPERTIES, LLC, the Developer ("Developer") of the subdivision known as JAMES TOWN PLACE PHASE ONE according to the Plat thereof recorded in Plat Book 149, pages 46 and 47, Public Records of Polk County, Florida ("Phase One Plat").

B. Developer previously recorded a Declaration of Covenants, Restrictions, Limitations and Conditions for JAMES TOWN PLACE dated January 30, 2008 and recorded February 1, 2008 in Official Records Book 7546, pages 293 – 334 as amended by First Amendment recorded in Official Records Book 7701, page 2052, Public Records of Polk County, Florida (collectively, "Declaration").

C. Declarant is the successor in interest to the Developer under the Declaration and is the holder of all rights reserved by the Developer as set forth in the Declaration.

D. Declarant previously filed a Declaration of Annexation of Additional Land into James Town Place, recorded September 17, 2014 in Official Records Book 9340 pages 577 – 582, as amended and corrected by Correction to Declaration of Annexation of Additional Land into James Town Place, recorded November 19, 2014, in Official Records Book 9387, pages 2052 – 2056, both in the Public Records of Polk County, Florida (collectively, "Annexation").

E. This Supplement is being filed to reflect the filing of the Phase Two Plat as referenced in the Annexation, the recorded plat of JAMES TOWN PLACE PHASE TWO.

1738170 v1

F. The Phase Two Plat has been recorded in Plat Book 156, pages 24 and 25, Public Records of Polk County, Florida ("Phase Two Plat")

G. All terms defined in the Declaration shall have the meanings ascribed to such terms when used in this Supplement, except to the extent amended by the Annexation or this Supplement.

NOW, THEREFORE, the Declarant, pursuant to the rights reserved by the Developer in Article VII of the Declaration, hereby files this Supplement to the Declaration to specifically reflect the Plat Book and page number of the Phase Two Plat. All references to Subdivision or Property in the Declaration shall be deemed to mean the land encompassed within the Phase One Plat and the Phase Two Plat, collectively, and references in the Declaration to the Plat of the Subdivision shall be deemed to mean the both the Phase One Plat and the Phase Two Plat. However, Tract L as set forth on the Phase Two Plat is reserved for future development and is not added to the Subdivision by the Annexation and this Supplement and is not subject to the Declaration until such Tract L is developed in the future and annexed by an additional Declaration of Annexation.

All other terms, conditions and provisions of the Declaration remain in full force and effect.

SIGNED by the Declarant as of the day and year first above written.

Signed in the presence of the following two witnesses:

VANTAGE PROPERTY MANAGEMENT, LLC

Thomas Poulton
Print Name: Thomas Poulton

By: Edward H. Laderer, Jr., Manager

Brandi V. Frantzis
Print Name: Brandi Frantzis

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 27th day of February, 2015 by Edward H. Laderer, Jr., as Manager of Vantage Property Management, LLC, a Florida limited liability company on behalf of said Company, who is ☒ personally known to me or ☐ who produced _____ as identification.

(AFFIX NOTARY SEAL)



Brandi V. Frantzis
NOTARY PUBLIC, State at Large
Print Name: Brandi Frantzis
My commission expires: