

Prepared by:  
Jonathan S. Bense, Esq.  
The Law Office of Jonathan S. Bense, PLLC  
5200 N.W. 43<sup>rd</sup> Street, Suite 102-382  
Gainesville, FL 32606

Return to:  
Scott Stewart  
426 SW Commerce Dr., Suite 130  
Lake City, FL 32025

**SUPPLEMENTAL DECLARATION TO THE PRESERVE AT LAUREL LAKE MASTER  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS SUPPLEMENTAL DECLARATION TO THE PRESERVE AT LAUREL LAKE  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**, made this  
18<sup>th</sup> day of JUNE, 2024, by CORNERSTONE HOMES OF LAKE CITY, INC.,  
a Florida corporation (hereinafter referred to as "the Declarant"), as successor declarant and  
assignee of RESIDENTIAL DEVELOPMENT GROUP, LLC, and CORNERSTONE  
PARTNERS, L.P. under The Preserve at Laurel Lake Master Declaration of Covenants, Conditions  
and Restrictions dated the 4<sup>th</sup> day of January, 2007, as amended and supplemented (the "Master  
Declaration").

**RECITALS:**

WHEREAS, Declarant is the successor to the original declarant, Residential Development Group, LLC, a Florida limited liability company, pursuant to that certain Assignment of Declarant's Rights and Obligations The Preserve at Laurel Lake dated the 20<sup>th</sup> day of September, 2013 in favor of Cornerstone Partners, L.P. as recorded in Official Records Book 1261, page 2057 of the Public Records of Columbia County, Florida, and successor to and assignee of successor declarant Cornerstone Partners, L.P. pursuant to that certain Assignment of Declarant's Rights and Obligations The Preserve at Laurel Lake dated the 4<sup>th</sup> day of May, 2018 in favor of Declarant as recorded in Official Records Book 1359, page 775 of the Public Records of Columbia County, Florida;

WHEREAS, Declarant's predecessor, Residential Development Group, LLC, made and entered into The Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions, recorded on January 8, 2007, in Official Records Book 1107, page 595, et. seq., the First Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1111, page 2004, the Second Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1121, page 2690, the Third Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1127, page 1722, the Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1147, page 1941, the Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1152, page 962, the Sixth Amendment to Master Declaration of Covenants, Conditions

and Restrictions recorded in Official Records Book 1159, page 341, and the Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1244, page 2244, all being in the Public Records of Columbia County, Florida;

WHEREAS, Declarant's predecessor, Cornerstone Partners, L.P., made and entered into the Eighth Amendment to the Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1261, Page 2061, the Ninth Amendment of to the Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1287, Page 422, the Supplemental Declaration to the Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1287, Page 596, the Tenth Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1314, Page 2463, the Eleventh Amendment to the Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1331, Page 268, the Twelfth Amendment to the Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1359, Page 779, and the Thirteenth Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1405, Page 29, all in the public records of Columbia County, Florida;

WHEREAS, Pursuant to Article II, Sections 2 and 3 of the Master Declaration, Declarant has the right to annex, without joinder and consent, Additional Property within the Development Plan into the scheme of the covenants and restrictions of the Master Declaration;

WHEREAS, Declarant desires to annex Additional Property in accordance with Article II of the Master Declaration;

WHEREAS, Declarant is the fee simple owner of the real property to be annexed, said real property being located in Columbia County, Florida and being more particularly described in Exhibit "C" attached hereto and incorporated herein by reference (the "Cottages Property"); and

WHEREAS, pursuant to Article I(o) of the Master Declaration, Declarant intends by this Supplemental Declaration to designate the Additional Property to be annexed hereunder as a distinct Neighborhood for purposes of establishing a distinct type of Residential Unit within the Cottages Property with a separate of restrictive covenants and subject to Neighborhood Assessments for the operation and maintenance of Neighborhood Common Property "Cottages Neighborhood");

NOW THEREFORE, the Master Declaration is hereby extended to subject the Additional Property to the terms and conditions contained in the Master Declaration and to incorporate the same into the Master Declaration as if the same had been originally described in the Master Declaration.

1. All recitals are incorporated herein by reference and constitute material provisions of this Assignment.

2. The description on Exhibit "A" attached to the original Master Declaration recorded in Official Records Book 1107, Page 617, as amended by the Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1152, page 962, the Ninth Amendment of to the Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1287, Page 422, and the Supplemental Declaration to the Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1287, Page 596, all recorded in the public records of Columbia County, Florida, is hereby supplemented and the description attached hereto as Exhibit "A" is added thereto and incorporated into the Property by this Supplemental Declaration and made subject to the Master Declaration.

3. The sketch recorded in Official Records Book 1107, at Page 618 of the public records of Columbia County, Florida, attached to and being a part of the Master Declaration as Exhibit "B", as amended by the Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1152, page 962, the Ninth Amendment of to the Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1287, Page 422, and the Supplemental Declaration to the Preserve at Laurel Lake Master Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1287, Page 596, all recorded in the public records of Columbia County, Florida, is also hereby supplemented and the sketch attached to this Amendment as Exhibit "B" shall be considered a part thereof and incorporated therein.

4. The Cottages shall constitute and is hereby designated a Neighborhood pursuant to Article I(o) of the Master Declaration ("Cottages Neighborhood"). The Association shall be and is hereby designated a Neighborhood Association for purposes of Neighborhood Assessments and management of any Neighborhood Common Property associated with the Cottages Neighborhood.

5. The easement and sign described in Attachment "C" hereto shall constitute Common Property of the Cottages Neighborhood to be maintained by the Neighborhood Association and subject to Neighborhood Assessments under Article VI, Section 6.

6. For purposes of the Neighborhood Assessments for the Cottages Neighborhood, the following language shall be added to Article VII, Section 6:

"Builder" shall mean and refer to any person or legal entity that has acquired or that acquires title to any Parcel expressly in furtherance of: (1) the business of construction, or developing the Parcel for eventual construction, of a Residential Unit

in the ordinary course of such person's or entity's business, for later sale to bona fide third-party purchasers that are not Builders or affiliates of a Builder. Builder shall be exempt from the assessments under this provisions for a period of one (1) year after the purchase of each applicable Parcel.

7. As applicable to the Cottages Neighborhood, Article IX (RESTRICTIVE COVENANTS) of the Master Declaration shall be deleted and replaced in its entirety with the following:

ARTICLE IX  
RESTRICTIVE COVENANTS

The Properties shall be subject to the following restrictions, reservations and conditions which shall be binding upon each and every Owner and its heirs, personal representatives, tenants, invitees, successors, and assigns, as follows:

**Section 1. Residential Use.** Use of the Properties shall be limited to single family residential use, with a mix of single family detached homes, attached homes and/or condominiums.

**Section 2. Setbacks.** The setbacks for single family detached homes shall be as follows: front: 25 feet; side: 10 feet for each side yard; and rear: 15 feet. The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of thirty (35) feet from wetlands.

**Section 3. Square footage.** Only one residence shall be constructed upon a single family platted lot. If it is a one level/ranch style home, it must contain no less than 1,600 square feet of internal heated and cooled and finished area, exclusive of attached garages, patios and porches, and a minimum roof pitch of 6/12. A two story home which is defined as a home with full height walls on the second floor must contain no less than 1,200 square feet on the main floor, and no less than 1,800 square feet total of internal heated and cooled and finished area exclusive of attached garages, patios and porches. It must have a roof pitch of a minimum of 4/12. A story and half home as defined as a home with upper floor rooms built into the roof system, including bonus room type floor plans, and must contain no less than 1,200 square feet of internal heated and cooled and finished area on the main floor and no less than 1,800 square feet overall of internal heated and cooled and finished area exclusive of attached garages, patios and porches. The roof pitch on a story and half home must be a minimum of 6/12. A tri-level home must contain no less than 1,800 square feet of internal heated and cooled and finished area exclusive of attached garages, patios and porches. A tri-level home must have a roof pitch of a minimum of 4/12.

**Section 4. Driveways and Garages.** All homes constructed on single family platted lots must have an attached two-car garage. All driveways must be concrete. Owners must keep the driveway free from oil and other stains and must repair any broken concrete.

**Section 5. Outbuildings.** All outbuildings must be constructed on site and must have the same exterior finish as the residence.

**Section 6. Maximum height of buildings.** The maximum height of buildings shall be 35 feet. Height of building is the vertical distance measured from the established grade at a corner of the front of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard or Bermuda roof to the mean height level between eaves and ridge of gable, hip, cone, gambrel and shed

roofs, and to a height three fourths (3/4) the distance from the ground to the apex of A-frame and dome roofs.

**Section 7. Exterior.** The only exterior materials allowed are brick, stone, stucco or "hardiboard" type material. No exposed concrete block, unfinished or painted, shall be permitted except foundations. Vinyl siding shall be prohibited except on soffits and fascia. Log homes and modular homes are prohibited.

Regular 3 tab asphalt shingles are prohibited. Architectural grade asphalt and fiberglass shingle are permitted, as are wood and tile. Metal roofs are permitted only in such cases as the roof is in keeping with the architectural style of the improvements.

**Section 8. Common outside storage areas.** Shared or common outside storage areas are prohibited because there is adequate room on each individual platted lot for the owner to provide onsite storage areas.

**Section 9. Landscaping.** All front and side yards of single family platted lots shall be sodded with grass. All grassed areas shall be watered by means as to keep all grass in excellent condition. The area between the sidewalk and the curb must be sodded and maintained and no rock or mulch shall be permitted in this area. All front yards of single family platted lots shall have planted one or more trees of either a native variety or such other species as is suitable for regular growth in this general area. Each tree shall have a minimum caliber of 2". All shrubs located directly under the windows of homes must be regularly maintained to a maximum height that does not rise above the window sill.

**Section 10. Fencing.** Fencing of back yards shall be permitted. Fencing may not extend beyond the front of the house. No chain link fence shall be permitted. No stucco or concrete block fences or walls are permitted. Wood and vinyl privacy fencing is permitted provided the fencing complies with the Architectural Guidelines established by the Board of Directors from time to time. All fencing shall be maintained in excellent condition so that said fencing is attractive and structurally intact.

**Section 11. Sidewalk.** At the time of initial construction of a home on a single family platted lot, a sidewalk must be constructed in the location as shown on the plat. The sidewalk must be 5 feet wide and 4 inches thick and connect up with the sidewalks on either side.

**Section 12. Obnoxious or Offensive Activity.** No obnoxious or offensive activity shall be allowed upon The Properties, nor shall any use or practice be allowed which is a source of annoyance, embarrassment or discomfort to Owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of The Properties, nor shall any improper, unsightly, offensive or unlawful use be made of any Parcel or any improvements thereon or of the Common Property or Neighborhood Common Property, nor any part thereof, and all laws, zoning ordinances, and regulation of all governmental bodies having jurisdiction shall be observed.

The use, enjoyment and occupancy of The Properties shall be in such a manner so as not to cause or produce any of the following effects discernible outside buildings located thereon or affect the adjoining property or any portion or portions thereof: noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness; smoke, dust, dirt or fly ash; unusual fire or explosive hazards; or vibration.

**Section 13. Rules and Regulations.** Rules and regulations promulgated by the Board of

Directors of the Association as to the use and enjoyment of The Properties shall be observed by the Owners and occupants thereof. Such rules and regulations may include, but are not limited to, such matters as use of the recreational facilities, use of common areas, signs, temporary structures, noisy mufflers or other nuisances, garbage and trash disposal, parking, vehicle traffic and the state of repair of vehicles, pets, game and play structures, swimming pools, television antennas, and fences. Each Neighborhood Association may establish additional rules and regulations applicable to the areas under its control provided they are not in contradiction of the Association Rules and Regulations.

**Section 14. Animals.** Birds, fish, dogs and cats may be kept as pets only and shall not be held offered for sale or maintained or bred for any commercial use. All dogs must be leashed or fenced when outside and shall not be permitted to run loose. No other animals, fowl, reptiles or livestock shall be kept or maintained in The Properties. Notwithstanding, on parcels five (5) acres or larger, two (2) horses shall be permitted per each five acres. No animal shall be permitted to remain if it disturbs the tranquility of the Properties or the Owners or tenants thereof. Each owner shall be responsible for maintaining any area used by its pet.

**Section 15. Vehicles and Repair.** No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Parcel for a continuous period in excess of forty-eight (48) hours; provided, however, this provision shall not apply to any such vehicle being kept in an enclosure and not visible from the street or any neighboring Parcel. All trucks in excess of 3/4 ton, commercial vehicles, campers, mobile homes, motor-homes, boats, house trailers, boat trailers, or trailers of every other description must be parked or stored in a fully enclosed garage or an area completely screened from view from any other Parcel, Lot, Dwelling Unit or Common Property. The only exception is during the periods of approved construction on The Properties. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick-up, delivery, and other commercial services. Additional rules and regulations regarding use, repair and storage of vehicles in The Properties may be promulgated from time to time by the Board of Directors.

**Section 16. Temporary Structures.** No building or structure of a temporary character, including trailers, tents and shacks shall be permitted in The Properties; provided, however, temporary improvements used solely in connection with the construction of approved permanent improvements shall be permitted so long as located as inconspicuously as possible and removed immediately upon completion of such construction.

**Section 17. Signs.** No signs, advertisements, billboards, solicitation or advertising structures of any kind shall be erected, modified or maintained on any Parcel; provided, however, reasonable street numbers and name signs on individual Residential Units and one sign containing not more than eight (8) square feet on surface area per side (2 sides maximum) and used solely in connection with the marketing of Parcels for sale shall be permitted without prior approval. The restrictions of this section shall not apply to the Declarant.

Notwithstanding the foregoing, any Owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4.5 feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

**Section 18. Antennae.** No outside antenna, including without limitation any television, radio, microwave or dish antenna, shall be erected, used or maintained in The Properties unless they are placed so as to provide minimum visibility and exposure to the street and adjoining Parcels.

**Section 19. Play Structures and Yard Accessories.** All play structures and yard accessories shall be located to the rear of any residence and within the building set back line except basketball backboards, which may be located in the driveway.

**Section 20. Mailboxes.** Individual mailboxes are prohibited. All mailboxes will be clustered in centralized areas as originally constructed by the Declarant.

**Section 21. Rights of the Declarant.** The Declarant and/or its designee has the right to maintain upon a portion of The Properties sales, administrative, construction or other offices, signs and other promotional equipment and apparatus which shall not be subject to assessment.

**Section 22. Clotheslines.** Clotheslines and other similar structures are to be located such that visibility from the roadways is minimized to the greatest extent feasible. To this end, they shall be located to the rear of the dwelling.

**Section 23. Compliance with Laws:** Residential Units may be used and must be maintained in accordance with all applicable laws, ordinances and regulations, including, without limitation, all regulations and requirements of the Suwannee River Water Management District, the local government jurisdiction and the Florida Department of Environmental Protection.

**Section 24. Swimming Pools or Wading Pools.** No above ground pools shall be permitted. All swimming pools shall be secured pursuant to the building codes in place at the time as the residence is constructed.

**Section 25. Exemption from Restrictive Covenants.** Parcels of property that are 5 acres or larger located within the Properties shall be exempt from the following Article IX, RESTRICTIVE COVENANTS: Section 5. Outbuildings, Section 9. Landscaping and Section 10. Fencing.

**Section 26. Architectural Guidelines.** In addition to the Restrictive Covenants outlined herein, the Board of Directors may establish from time to time additional Architectural Guidelines related to the construction and maintenance of properties located in The Properties. Such Architectural Guidelines may include but not be limited to minimum square footage, setbacks, maximum building height, sidewalks, outbuildings, exterior materials, landscaping, fencing, animals

**Section 24. Sexual Predators.** No person designated as a Sexual Predator under the provisions of Florida Statute Section 775.21 shall reside on any property located in The Preserve at Laurel Lake. As used herein, "reside" shall mean overnight occupancy and includes permanent residency, temporary residency and transient residency as those terms are defined by Florida Statute 775.21(2)(k)(m) & ((n).

**Section 25. Exterior Painting.** No Owner shall make any changes in the exterior color (different than the original paint scheme and colors) of any home or structure located on any Lot, or any changes in the exterior appearance of any home or structure, including exterior remodeling, prior to obtaining the written approval of such change by the Association Board of Directors or the Covenants Committee.

Either approval is acceptable. No approval is required for repainting or touch ups if the color used is the same as the existing color.

**Section 26. Palm Trees.** No palm trees over 12 feet in height are allowed, except for those located on Association Common Property. Any palm tree on any Owner's Lot that grows to over 12 feet in height must either be pruned to reduce the height to 12 feet or less or must be removed.

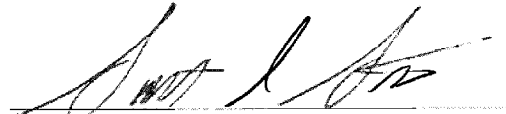
CERTIFICATE

Declarant certifies that the foregoing Amendment was duly adopted by a Resolution of CORNERSTONE HOMES OF LAKE CITY, INC., which is the Declarant and Owner of property described in the Development Plan.

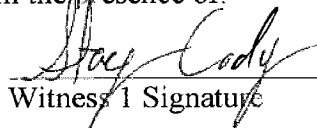
IN WITNESS WHEREOF, the said Declarant has signed and sealed these presents of this 18 day of June, 2024.

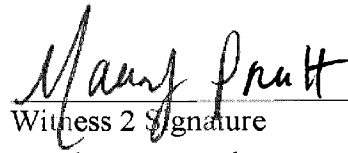
{Corporate Seal}

**CORNERSTONE HOMES OF LAKE CITY, INC.**

  
\_\_\_\_\_  
Scott D. Stewart, President

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness 1 Signature

  
\_\_\_\_\_  
Witness 2 Signature

Stacy Cady 426 SW Commerce Dr, #130  
Lake City, FL 32025  
Print/Type Name of Witness

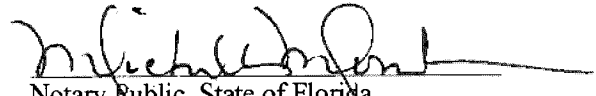
Mally Pruitt 426 SW Commerce Dr, #130  
Lake City, FL 32025  
Print/Type Name of Witness

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 18 day of June, 2024 by Scott D. Stewart, as President of Cornerstone Homes of Lake City, Inc., a Florida corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



  
\_\_\_\_\_  
Notary Public, State of Florida  
Michelle Monahan  
Print of Type Name of Notary