

**SUPPLEMENTAL DECLARATION  
TO  
DECLARATION OF PROTECTIVE COVENANTS  
FOR  
FOXWOOD AT PANTHER RIDGE**

**THIS SUPPLEMENTAL DECLARATION** made as of the 19<sup>th</sup> day of November 1998 by **PANTHER RIDGE COMMUNITIES, LTD., a Florida limited partnership** (the "Declarant") and **VAN J. BALAM and ANGELA E. BALAM, husband and wife** ("Balam").

**WHEREAS**, Balam is the owner of real property in Manatee County, Florida, described on Exhibit "A" attached hereto and made a part hereof (the "Submitted Property"); and

**WHEREAS**, Declarant has previously executed and placed on record the Declaration of Protective Covenants for Foxwood at Panther Ridge, dated November 14, 1997, and recorded in Official Records Book 1535, Page 4540 of the Public Records of Manatee County, Florida, as amended and supplemented (the "Declaration"); and

**WHEREAS**, pursuant to Section 2.01 of the Declaration, additional property may be subjected to the Declaration by the owner of such property, with the consent of Declarant prior to the Turnover Date; and

**WHEREAS**, Balam desires that the Submitted Property be subject to the Declaration in accordance therewith, and Declarant wishes to consent thereto.

**NOW, THEREFORE**, Balam and Declarant declare, agree and consent as follows:

**1. Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Supplemental Declaration shall have the meanings given them in the Declaration, unless otherwise expressly defined herein, or unless the context clearly otherwise indicates.

**2. Submission Statement.** The Submitted Property is hereby made subject to the operation and effect of the Declaration pursuant to Section 2.01 thereof, and the Submitted Property is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, limitations, terms, obligations, charges and liens set forth in the Declaration, as heretofore, hereby and hereafter amended. The Submitted Property shall henceforth form a part of the Subdivision.

3. **Consent of Declarant.** Declarant hereby consents to the addition of the Submitted Property in accordance with Section 2.01 of the Declaration.

4. **Covenant and Ratification.** Declarant covenants that the Turnover Date has not occurred. The Declaration, as amended hereby, is hereby ratified and confirmed.

**IN WITNESS WHEREOF**, Balam and Declarant, respectively, have executed these presents and caused these presents to be executed in its name by its managing general partner thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Marilyn E. Romick  
Witness  
Marilyn E. Romick  
Print Name of Witness

Schuler Connihan  
Witness  
Schuler Connihan  
Print Name of Witness

Jeannie Olsen  
Witness  
Jeannie Olsen  
Print Name of Witness  
Arion H. Walker  
Witness  
Arion H. Walker  
Print Name of Witness

**PANTHER RIDGE COMMUNITIES,  
LTD**, a Florida limited partnership

By: **Panther Ridge Communities,  
Inc.**, a Florida corporation, its general partner

Jeffrey D. Gravely  
Jeffrey D. Gravely, its Vice President  
3651 Cortez Road West,  
Suite 300  
Bradenton, FL 34210

Van J. Balam  
Van J. Balam,  
3128 Arapaho Street  
Sarasota, FL 34231

Angela E. Balam  
Angela E. Balam  
3128 Arapaho Street  
Sarasota, FL 34231

**STATE OF FLORIDA  
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 22 day of December, 1997, by Jeffrey D. Gravely, as Vice President of Panther Ridge Communities, Inc., a Florida corporation, on behalf of the corporation, as general partner of Panther Ridge Communities, Ltd., a Florida limited partnership, on behalf of the partnership, (X) who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

Pamela Jo Tatman  
Notary Public

My Commission Expires:

Pamela Jo Tatman

My Commission CC693105

Expires October 30, 2001

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was subscribed and sworn to before me this 19<sup>th</sup> day of November, 1998, by Van J. Balam,

- ☒ who is personally known to me
- ☐ who has produced \_\_\_\_\_ as identification  
(type of identification)

and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:

Edna Dawborne  
Signature

EDNA DAWBORNE  
Print Notary Name  
NOTARY PUBLIC - STATE OF FLORIDA  
Commission No. \_\_\_\_\_



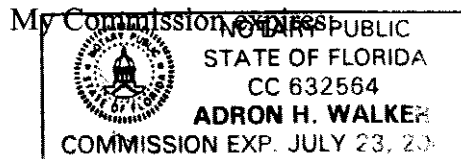
EDNA DAWBORNE  
My Comm Exp. 7/04/99  
Bonded By Service Ins  
CC477747  
☒ Personally Known ☐ Other I.D.

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was subscribed and sworn to before me this 16<sup>th</sup> day of November, 1998, by Angela E. Balam,

- ☐ who is personally known to me
- ☒ who has produced a driver's license as identification  
(type of identification)

and who acknowledged to and before me that she executed the same freely and voluntarily for the purposes therein expressed.



My Commission expires

Adron H. Walker  
Signature

\_\_\_\_\_  
Print Notary Name  
NOTARY PUBLIC - STATE OF FLORIDA  
Commission No. \_\_\_\_\_

RETURN TO:  
BARNES WALKER, Chartered  
3119 Manatee Avenue West  
Bradenton, FL 34205

BK 1536 PG 1933 FILED AND RECORDED 11/24/97 1:58PM 2 of 2  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

## EXHIBIT "A"

A PORTION OF TRACTS 46 AND 51, SECTION 32, TOWNSHIP 35 SOUTH, RANGE 20 EAST, POMELLO PARK AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 61 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 20 EAST, RUN S 34°53'12" W, A DISTANCE OF 2168.88 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 72°52'36" W, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 163.69 FEET THROUGH A CENTRAL ANGLE OF 46°53'36" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 199.58 FEET THROUGH A CENTRAL ANGLE OF 21°46'53"; THENCE N 89°06'10" W ALONG A PORTION OF THE SOUTH LINE OF SAID TRACT 46, A DISTANCE OF 641.09 FEET; THENCE N 00°28'08" W ALONG A PORTION OF THE WEST LINE OF SAID TRACT 46, A DISTANCE OF 347.24 FEET; THENCE S 89°06'10" E, A DISTANCE OF 725.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PORTION OF THE ABOVE DESCRIBED PARCEL WHICH FALLS WITHIN THE PLATTED ROAD RIGHTS OF WAY AS PER PLAT OF POMELLO PARK, RECORDED IN PLAT BOOK 6, PAGE 61 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

BK 1576 PG 1272 FILED AND RECORDED 12/01/98 9:37AM 4 of 4  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL