

Prepared by and after recording  
return to:

Prepared under the direction of,  
Record and return to:  
Stephen J. Szabo, III, Esq.  
Foley & Lardner LLP  
100 North Tampa Street  
Suite 2700  
Tampa, FL 33602

Cross-reference to Declaration: OR BK 4862 PG 531

### **SUPPLEMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ROOKERY**

This Supplement to the Declaration of Covenants, Conditions and Restrictions for Rookery (the “**Supplemental Declaration**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by **ADJ Rookery, LLC**, a Florida limited liability company (“**Declarant**”).

WHEREAS, Declarant is the “Declarant” under that certain Declaration of Covenants and Restrictions for The Rookery recorded on September 30, 2024 in Official Records Book 4862, Page 531, of the Public Records of Clay County, Florida, as heretofore amended and supplemented (the “**Declaration**”).

WHEREAS, pursuant to Article IV, Section 2 of the Declaration, Declarant reserved the rights to annex and submit to the Declaration certain additional property (the “**Additional Property**”) as more particularly described on Exhibit A attached hereto and made a part hereof.

WHEREAS, the owner of the Additional Property has requested that the Additional Property be subjected to the terms and conditions of the Declaration and has executed its joinder and consent attached hereto.

### **ADDITION**

NOW, THEREFORE, with the consent of the owner of the Additional Property, Declarant hereby adds the Additional Property, and submits the Additional Property to the Declaration. The annexation of the Additional Property is being made pursuant to the terms of the Declaration for the purpose of annexing property to the Declaration and extending the jurisdiction of the Association to the Additional Property. The Additional Property shall be part of the Property and shall be held, sold and conveyed subject to the covenants, restrictions and easements contained in the Declaration, as may be amended hereafter, which shall run with the Property and be binding on all parties having any right, title or interest therein, their respective heirs, personal representatives, successors and assigns. All capitalized terms not defined herein shall have the meanings ascribed to them in the Declaration.

*SIGNATURE PAGE TO FOLLOW*

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the date and year first above written.

Signed, sealed and delivered in the  
Presence of:

**ADJ ROOKERY, LLC**, a Florida limited  
liability company

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

By: RS-JDG Fund I, LLC, a Florida limited  
liability company, its Manager

\_\_\_\_\_  
Printed Name of Witness 1

By: AJ-DJ Stokes, LLC, a Florida limited liability  
company, its Manager

\_\_\_\_\_  
Address of Witness 1

By: \_\_\_\_\_  
Anand Jobalia, its Manager

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

\_\_\_\_\_  
Printed Name of Witness 2

\_\_\_\_\_  
Address of Witness 2

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2025, by Anand Jobalia, as Manager of AJ-DJ Stokes, LLC, a Florida limited liability company, the manager of RS-JDG Fund I, LLC, a Florida limited liability company, the manager of **ADJ ROOKERY, LLC**, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(Seal)

**EXHIBIT A**

(Legal Description of the Additional Property)

**JOINDER AND CONSENT**  
**TO SUPPLEMENT TO THE DECLARATION OF COVENANTS**  
**AND RESTRICTIONS FOR THE ROOKERY**

The undersigned, the owner of the Additional Property described on **Exhibit A** of the Supplemental to the Declaration of Covenants, Conditions and Restrictions for The Rookery (“**Supplemental Declaration**”) to which this Joinder and Consent to Supplement to the Declaration of Covenants and Restrictions for The Rookery is attached, hereby joins in and consents to the Supplemental Declaration.

IN WITNESS WHEREOF, the undersigned, as owner of the Additional Property, has duly executed this Joinder and Consent by and through its authorized representative as of the date set forth below.

Signed, sealed and delivered in the  
Presence of:

**CRE-JDG ROOKERY OWNER, LLC**, a  
Delaware limited liability company

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

\_\_\_\_\_  
Name: Anand Jobalia  
Title: President

\_\_\_\_\_  
Printed Name of Witness 1

Address:  
444 Seabreeze Boulevard, Suite 805  
Daytona Beach, Florida

\_\_\_\_\_  
Address of Witness 1

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

\_\_\_\_\_  
Printed Name of Witness 2

\_\_\_\_\_  
Address of Witness 2

STATE OF FLORIDA                                 )  
  )  
COUNTY OF VOLUSIA                                 )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Anand Jobalia, as President of CRE-JDG ROOKERY OWNER, LLC, a Delaware limited liability company, on behalf of said entity. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Serial No. \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**JOINDER AND CONSENT**  
**TO SUPPLEMENT TO THE DECLARATION OF COVENANTS**  
**AND RESTRICTIONS FOR THE ROOKERY**

The undersigned, WESTERN ALLIANCE BANK, an Arizona corporation (“Lender”), is the holder of that certain Construction Mortgage and Fixture Filing (with Assignment of Rents and Security Agreement) granted by CRE-JDG ROOKERY OWNER, LLC, a Delaware limited liability company (“Borrower”) to Lender, dated December 18, 2024 and recorded December 20, 2024, in OR Book 4887, Page 1622, Public Records of Clay County, Florida (the “Mortgage”), consents to the execution and recording of that certain Supplement to the Declaration of Covenants, Conditions and Restrictions for The Rookery and agrees that the lien of the Mortgage shall be subject and subordinate to said Declaration.

IN WITNESS WHEREOF, Lender has executed this Mortgagee Consent to supplement to the Declaration of Covenants and Restrictions for The Rookery this \_\_ day of \_\_\_\_\_, 2025.

Lender:

WESTERN ALLIANCE BANK, an Arizona corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of WESTERN ALLIANCE BANK, an Arizona corporation, on behalf of corporation. Such person is [ ☐ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.

[SEAL]

\_\_\_\_\_  
Notary Public Signature

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**JOINDER AND CONSENT**  
**TO SUPPLEMENT TO THE DECLARATION OF COVENANTS**  
**AND RESTRICTIONS FOR THE ROOKERY**

The undersigned, D.R. HORTON, INC. - JACKSONVILLE, a Delaware corporation (“Lender”), is the holder of that certain Second Mortgage and Security Agreement to Secure Performance & Reimbursement obligations granted by CRE-JDG ROOKERY OWNER, LLC, a Delaware limited liability company (“Borrower”) to Lender, dated September 9, 2024 and recorded in OR Book 4856, Page 491, Public Records of Clay County, Florida (the “Mortgage”), consents to the execution and recording of that certain Supplement to the Declaration of Covenants, Conditions and Restrictions for The Rookery and agrees that the lien of the Mortgage shall be subject and subordinate to said Declaration..

IN WITNESS WHEREOF, Lender has executed this Mortgagee Consent to supplement to the Declaration of Covenants and Restrictions for The Rookery this \_\_ day of \_\_\_\_\_, 2025.

Lender:

D.R. HORTON, INC. - JACKSONVILLE, a  
Delaware corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of D.R. HORTON, INC. - JACKSONVILLE, a Delaware corporation, on behalf of corporation. Such person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

[SEAL]

\_\_\_\_\_  
Notary Public Signature

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_