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*This Instrument was Prepared by, and After Recording Return to:*  
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*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 5<sup>th</sup> day of November, 2014 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 ("Recorded 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. Developer has previously executed an Assignment of Developer Rights in favor of ADP OF POLK, LLC, a Florida limited liability company and HQ OF POLK, LLC, a Florida limited liability company (collectively, "Assignee,") recorded in Official Records Book 8046, pages 151 – 152, Public Records of Polk County, Florida, pursuant to which Developer assigned to Assignee all of Developer's reserved and retained rights pursuant to the Declaration.

D. Assignee has previously executed an Assignment of Developer Rights in favor of Declarant, recorded in Official Records Book 9293, pages 1796-1797, Public Records of Polk County, Florida, pursuant to which Assignee assigned to Declarant all of Developer's reserved and retained rights pursuant to the Declaration.

E. Declarant is the holder of all rights reserved by the Developer as set forth in the Declaration.

F. Developer failed to previously record a supplement to the Declaration to reflect the book and page number of the Recorded Plat, which is the purpose of 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 Recorded Plat. All references to Subdivision or Property in the Declaration shall be deemed to mean the land encompassed within the Recorded Plat and references in the Declaration to the Plat of the Subdivision shall be deemed to refer to and mean the Recorded Plat.

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

Katie Camp  
Print Name: KATIE CAMP

By: Edward H. Laderer, Jr.  
Edward H. Laderer, Jr., Manager

Brandi Frantzis  
Print Name: Brandi Frantzis

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of November, 2014 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)

Chelsea Marie Westover-Laferrere  
NOTARY PUBLIC, State at Large  
Print Name: CHELSEA MARIE WESTOVER-LAFERRERE  
My commission expires:

