

Prepared by:  
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RE-23-1215

**NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION TO  
THE AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR CAT ISLAND ESTATES**

This Notice of Annexation and Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Cat Island Estates is made by the declarant, OZUSA INVESTORS, LLC, a Florida limited liability company ("Declarant").

A. Cat Island Estates Development, LLC, a Florida limited liability company ("CIED"), recorded the plat of Cat Island Estates Phase I in Plat Book 23, Page 55, of the Public Records of Walton County, Florida, and subsequently recorded the Declaration of Covenants, Conditions and Restrictions for Cat Island Estates in Official Records Book 3205, Page 81, of the Public Records of Walton County, Florida (the "Original Declaration"). The plat and Original Declaration in this paragraph pertain to the subdivision known as Cat Island Estates (the "Subdivision").

B. CIED subsequently sold all the real property comprising the Subdivision to Cat Island Ventures, LLC, a Florida limited liability company ("CIV"), which later sold such real property to the Declarant.

C. CIED assigned its rights as declarant under the Original Declaration to Declarant by that certain Assignment of Declarant Rights recorded in Official Records Book 3301, Page 1518, of the Public Records of Walton County, Florida.

D. Declarant made and executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cat Island Estates, which is recorded in Official Records Book 3305, Page 2301, of the Public Records of Walton County, Florida (the "Amended and Restated Declaration").

E. Under Article II, Section 2.2(a) and (b) of the Amended and Restated Declaration, the Declarant has the right, in its sole discretion, to annex additional property to the Subdivision, if such property is adjacent to or abuts any property shown on the Plat.

F. Declarant is developing additional property that Declarant wishes to annex to the Subdivision as Cat Island Estates Phase II. Upon final approval by Walton County, Florida, Declarant will record a plat of Cat Island Phase II. The property comprising Cat Island Phase II is adjacent to or abuts Cat Island Phase I.

Therefore, for valuable consideration and other valuable consideration, the receipt and sufficiency of which are acknowledged, the Declarant declares as follows:

1. Incorporation of Recitals. The recitals contained above in paragraphs A through F and true and correct and fully incorporated herein by reference.

2. Annexation of Additional Property. Effective as of the date this instrument is recorded in the Public Records of Walton County, Florida, the real property described in the attached Exhibit "A" shall be encumbered by and subject to every provision of the Amended and Restated Declaration, as if originally encumbered thereby.

3. Ratification. Except as expressly modified herein, the Amended and Restated Declaration remains in full force and effect without modification.

IN WITNESS WHEREOF, Declarant has executed this Amendment this 27 day of September, 2024.

Signed, sealed and delivered in the presence of:

OZUSA INVESTORS, LLC,  
a Florida limited liability company

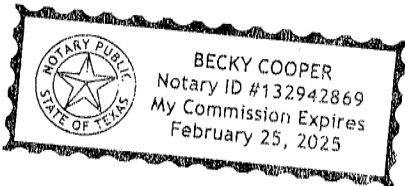
Jesse Ojeda  
Print Name: Jesse Ojeda  
Address: 510 E Loop 281 St B  
Longview TX 75605

Joe Zuppa  
By: Joe Zuppa  
Its: Manager

Jmsanchez  
Print Name: Jesus Sanchez  
Address: 510 E Loop 281 St B  
Longview TX 75605

STATE OF ~~FLORIDA~~ Texas  
COUNTY OF ~~WALTON~~ Gregg

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization on this 27 day of September, 2024, by Joe Zuppa, as Manager of OZUSA INVESTORS, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced Florida Drivers License as identification.



(SEAL)

Becky Cooper  
SIGNATURE OF NOTARY  
Becky Cooper  
NAME LEGIBLY PRINTED,  
TYPEWRITTEN OR STAMPED  
My Commission Expires 02/25/2025