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Instrument #2025018716, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S69.50

Prepared by:
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Moorhead Law Group, PLLC
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Pensacola, FL 32502
RE-24-1412

**NOTICE OF ANNEXATION OF CARRINGTON PHASE TWO AND SUPPLEMENTAL
DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR CARRINGTON**

This Notice of Annexation of Carrington Phase Two and Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carrington Phase Two (this “**Notice of Annexation**”) is made by Elandras, LLC, a Florida limited liability company (“**Phase 2 Declarant**”), and joined by Thomas Home Corporation, a Florida Corporation (“**Phase 1 Declarant**”) and Carrington Phase 1 Owners’ Association, Inc., a Florida not-for-profit corporation (the “**Association**”).

RECITALS:

WHEREAS, Phase 1 Declarant recorded the plat of Carrington Phase 1 in Plat Book 18, Pages 95A-95F¹ (the “**Phase 1 Plat**”), and the Declaration of Covenants, Conditions and Restrictions for Carrington in Official Records Book 7493, Page 28 (as amended as reflected below, the “**Declaration**”). The Phase 1 Plat and Declaration in this paragraph pertain to the subdivision known as Carrington (the “**Subdivision**”);

WHEREAS, Phase 1 Declarant recorded the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Carrington in Official Records Book 8010, Page 480;

WHEREAS, pursuant to Article XI, Paragraph 11.6(d) of the Declaration, the Phase 1 Declarant, without the consent of any party, may bring within the scheme of this Declaration additional land by Supplemental Declaration in accordance with the procedures set forth in Paragraph 2.2;

WHEREAS, pursuant to Article II, Paragraph 2.2(a)(i) of the Declaration, the Phase 1 Declarant has the right, in its sole discretion, to annex any property to Carrington, if such property is adjacent to or abuts any property shown on the Plat;

WHEREAS, the Phase 2 Declarant is developing the real property legally described in **Exhibit A** as Carrington Phase Two (“**Phase Two**”); and

WHEREAS, Phase 1 Declarant and Phase 2 Declarant wish to annex Phase Two to the Subdivision; upon final approval by Escambia County, Florida, Phase 2 Declarant will record a plat of Phase Two; Phase Two is adjacent to or abuts Carrington Phase 1.

¹ All recording references are to the public records of Escambia County, Florida.

NOW, THEREFORE, the Phase 2 Declarant, joined by the Phase 1 Declarant and the Association, hereby supplement the Declaration as set forth herein.

1. Incorporation of Recitals. The recitals contained above are true and correct and fully incorporated herein by reference.

2. Conflicts. In the event there is a conflict between this Notice of Annexation and the Declaration, this Notice of Annexation shall control with respect to Phase Two. Whenever possible, this Notice of Annexation and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Annexation of Additional Property. The Declaration is hereby amended by the addition of the real property legally described in Exhibit A, attached hereto and incorporated herein by this reference (the "**Additional Property**"). The Additional Property shall be subject to each and every term, condition, covenant, easement and restriction of the Declaration as it exists and as it may be amended from time to time.

4. Article 3, Section 3.4 (p) of the Declaration is hereby deleted in its entirety and amended to read as follows:

~~(p) Fences. No fences may be erected on any Lot without prior written approval of the Architectural Review Committee. All Owners whose back lot line sits adjacent to another Lot may construct a fence along the back and side lot lines in accordance with this section and the Architectural Guidelines. As a general guideline (and not as a limitation of the discretion of the Architectural Review Committee), all such fences shall be of treated wood, six (6) feet in height and constructed using a "shadow box" design. Lots 1-20 Block A, shall erect a rear fence prior to the completion of or occupancy of any structures on said lot. The fence shall be a stone veneer over block poured cells (and engineering drawing will be available and the columns must be built per drawing), Mossy Creek stone with a blended mix of Ledge stone and Handcrafted style at each rear corner property line. A six (6) feet in height shadow box fence will be installed from column to column spacing will be 3" from picket to picket on same side of fencing. No fences, roads or structures of any type shall be placed within the landscape buffers as shown on the Plat. This buffer shall be left in its natural state to provide a screen between the Subdivision and the surrounding areas.~~

~~Fences shall be located only where indicated on plans approved by the Architectural Review Committee but, generally, will be permitted only in the rear and side yards of a Lot. Accordingly, fences will not be permitted closer to the street than twenty (20) feet behind the front face of the dwelling located on a Lot. If the front of the dwelling is irregular in design, the Architectural Review Committee will determine the setback requirement for the fences. These restrictions will not apply to fences constructed by Declarant or the Association along the boundary lines between Carrington and other properties which fences may be constructed of chain link or other material.~~

(p) Fences.

(i) No fences may be erected on any Lot without prior written approval of the Architectural Review Committee. All Owners whose back lot line sits adjacent to another Lot may construct a fence along the back and side lot lines in accordance with this section and the Architectural Guidelines. As a general guideline (and not as a limitation of the discretion of the Architectural Review Committee), all such fences shall be of treated wood, six (6) feet in height and constructed using a "shadow-box" design. No fences, roads or structures of any type shall be placed within a landscape buffer as shown on the Plat. Such buffer shall be left in its natural state to provide a screen between the Subdivision and the surrounding areas.

Fences shall be located only where indicated on plans approved by the Architectural Review Committee but, generally, will be permitted only in the rear and side yards of a Lot. Accordingly, fences will not be permitted closer to the street than twenty (20) feet behind the front face of the dwelling located on a Lot. If the front of the dwelling is irregular in design, the Architectural Review Committee will determine the setback requirement for the fences. These restrictions will not apply to fences constructed by Declarant or the Association along the boundary lines between Carrington and other properties or otherwise which fences may be constructed of chain link or other material.

(ii) The Owners of Lots 1-20, Block A of Carrington Phase 1, shall erect and maintain in good repair a rear fence prior to the completion of or occupancy of any structures on said Lot. The fence shall consist of fencing between columns of stone veneer over block poured cells with Mossy Creek stone and a blended mix of Ledge stone and Handcrafted style at each rear corner property line. A six (6) foot in height shadow box fence will be installed from between columns. Spacing will be 3" from picket to picket on same side of fencing. Such fences shall be included on engineering drawings submitted to and must be approved by the ARC.

(iii) For Lots 41-58 and 62-65, Block B, Phase Two, fences shall be set back from the rear lot line by two (2) feet. For the avoidance of doubt, no fences shall be erected upon the rear-most two (2) feet of the aforementioned Lots.

5. Article 3 of the Declaration is amended to include the following Section:

Section 3.7 Alleys. Notwithstanding the note on the Phase 1 Plat recorded in Plat Book 18, Page 95C regarding a 25' non-exclusive perpetual drainage and access easement to be used by abutting lots in subsequent phases, Owners of Lots developed as part of Carrington Phase 2 have no right to use any alley abutting their Lot to access the Lot. Specifically, Owners of Lots 41-58 and 62-65, Block B, as shown on the Carrington Phase Two plat are prohibited from accessing their Lot by using the abutting alley.

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6. Ratification. The Declaration is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

7. Joinder and Assignment by Phase 1 Declarant. The Phase 1 Declarant joins in this Notice of Annexation and assigns all its rights as Declarant pertaining to Phase Two to the Phase 2 Declarant, including its right to annex an additional phase to the Declaration, as evidenced by the Joinder attached hereto. Specifically, the Phase 1 Declarant assigns the right to annex the Additional Property to the Phase 2 Declarant.

8. Ratification. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

9. Covenant. This Notice of Annexation shall be a covenant running with the land and shall be effective immediately upon its recording in Escambia County, Florida.

(end of text – signature page to follow)

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IN WITNESS WHEREOF, the undersigned, being the Phase 2 Declarant, has caused this Notice of Annexation to be executed by its duly authorized representative as of this 9th day of December, 2024.

WITNESSES:

ELANDRAS, LLC, a Florida limited liability company

Tamaira Stuckey
Print Name: Tamaira Stuckey
Address: _____

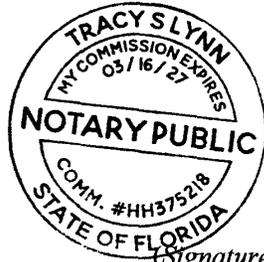
Thomas Henry
By: Thomas Henry
Its: Manager

Tracy S Lynn
Print Name: Tracy S Lynn
Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization on this 9th day of Dec, 2024 by Thomas Henry, as Manager of Elandras, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____, as identification.

(SEAL)



Tracy S Lynn
NOTARY PUBLIC
Print Name: Tracy S Lynn

(Signature page of Notice of Annexation)

JOINDER

THOMAS HOME CORPORATION, a Florida corporation (the "Phase 1 Declarant"), does hereby join in the NOTICE OF ANNEXATION OF CARRINGTON PHASE TWO AND SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CARRINGTON (the "Notice of Annexation"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors. The Phase 1 Declarant joins in the Notice of Annexation and, to the extent required, assigns its rights to annex an additional phase to the Declaration to Elandras, LLC, a Florida limited liability company.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 9th day of December, 2024.

WITNESSES:

THOMAS HOME CORPORATION, a Florida corporation

Tamaira Stuckey
Print Name: Tamaira Stuckey
Address: _____

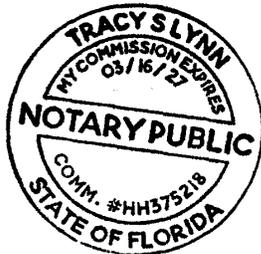
Thomas Henry
By: Thomas Henry
Its: President

Tracy S Lynn
Print Name: Tracy S Lynn
Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 9th day of December, 2024, by Thomas Henry, as President of Thomas Home, LLC, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____, as identification.

[SEAL]



Tracy S Lynn
NOTARY PUBLIC
Print Name: Tracy S Lynn

JOINDER

CARRINGTON PHASE I OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in the NOTICE OF ANNEXATION OF CARRINGTON PHASE TWO AND SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CARRINGTON (the "Notice of Annexation"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the Notice of Annexation and does not affect the validity of the Notice of Annexation as the Association has no right to approve the Notice of Annexation.

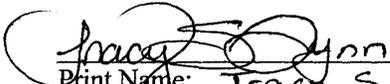
IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 9th day of December, 2024.

WITNESSES:

**CARRINGTON PHASE 1
OWNERS' ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT
CORPORATION**


Print Name: Tamaira Stuckey
Address: _____

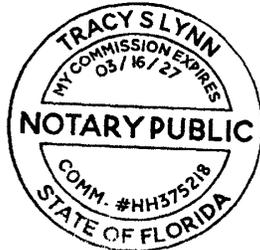

By: Thomas Henry
Its: President


Print Name: Tracy S Lynn
Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 9th day of December, 2024, by Thomas Henry, as President of Carrington Phase 1 Owners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____, as identification

[SEAL]




NOTARY PUBLIC
Print Name: Tracy S Lynn

EXHIBIT "A"

Legal Description of Carrington Phase Two

BEGINNING AT THE NORTHWEST CORNER OF BLOCK "B", CARRINGTON PHASE 1 AS RECORDED IN PLAT BOOK 18 AT PAGES 95A-F OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 01 DEGREES 53 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE LAKES OF CARRINGTON AS RECORDED IN PLAT BOOK 18 PAGES 42 AND 42 A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, FOR A DISTANCE OF 1276.65 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE NORTHEAST CORNER OF SAID LAKES AT CARRINGTON; THENCE GO SOUTH 87 DEGREES 16 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 182.50 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, GO NORTH 89 DEGREES 55 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 528.35 FEET; THENCE GO SOUTH 84 DEGREES 43 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 84.63 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK "C", CARRINGTON PHASE 1 AS RECORDED IN PLAT BOOK 18 AT PAGES 95A-F OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 06 DEGREES 33 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 171.45 FEET; THENCE GO SOUTH 25 DEGREES 43 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 133.74 FEET; THENCE GO SOUTH 21 DEGREES 15 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 133.74 FEET; THENCE GO SOUTH 16 DEGREES 46 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 135.07 FEET; THENCE GO SOUTH 16 DEGREES 57 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 98.31 FEET; THENCE GO SOUTH 24 DEGREES 03 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 98.32 FEET; THENCE GO SOUTH 31 DEGREES 14 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 98.32 FEET; THENCE GO SOUTH 36 DEGREES 44 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 116.41 FEET; THENCE GO SOUTH 34 DEGREES 21 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 130.15 FEET; THENCE GO SOUTH 31 DEGREES 03 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 130.15 FEET; THENCE GO SOUTH 27 DEGREES 44 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK "C", FOR A DISTANCE OF 199.68 FEET TO THE NORTHEAST CORNER OF PRIVATE PARCEL "D" OF SAID CARRINGTON PHASE 1; THENCE GO NORTH 87 DEGREES 16 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID PRIVATE PARCEL "D", FOR A DISTANCE OF 70.58 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HABERSHAM LANE (50 FOOT RIGHT-OF-WAY); THENCE GO NORTH 02 DEGREES 43 MINUTES 28 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABERSHAM LANE, FOR A DISTANCE OF 29.43 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK "B" OF SAID CARRINGTON PHASE 1; THENCE GO NORTH 87 DEGREES 16 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE AND THE EXTENSION THEREOF OF SAID LOT 8, FOR A DISTANCE OF 179.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 27, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY FLORIDA.