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Prepared by and return to:
Molly A. Maggiano, Esq.
1715 Monroe St.
P.O. Box 280
Fort Myers, FL 33902

FOURTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRIPLE CREEK

This Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Triple Creek ("**Amendment**") is made this 14th day of August, 2017 by TC Venture I, LLC, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 ("**Declarant**").

WITNESSETH:

WHEREAS, By virtue of that certain Assignment and Assumption of Non-Exclusive rights recorded in Official Records Book 19815, Page 645, and that certain Assignment recorded in Official Records Book 19819, Page 1323, each of the Public Records of Hillsborough County, Florida ("**Public Records**"), Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions, and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as supplemented by the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1894, the Supplemental Declaration recorded in Official Records Book 22717, Page 449, the Supplemental Declaration recorded in Official Records Book 24801, Page 325, and as amended by the First Amendment recorded in Official Records Book 19813, Page 102, Second Amendment recorded in Official Records Book 21182, Page 575, and Third Amendment recorded in Official Records Book 22415, Page 649, each of the Public Records (collectively, the "**Declaration**").

WHEREAS, pursuant to Section 20.1 of the Declaration, Declarant has the right, without the consent or joinder of any party, to amend the Declaration in order to satisfy the requirements of any local, state, or federal governmental agency.

WHEREAS, Declarant desires to amend the Declaration as set forth in this Amendment for the purpose of providing certain notices as required by local governmental authorities.

NOW, THEREFORE, Declarant hereby amends the Declaration in the following respects and declares that all of the Property shall be held, sold and conveyed subject to the terms and conditions of the Declaration, as amended hereby:

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1. Article XXI is hereby added to the Declaration as follows:

NOTICE OF PROXIMITY TO BALM-BOYETTE SCRUB PRESERVE

Declarant, in order to comply with the requirements of the County, hereby gives each Owner, its tenants, guests or invitees, the Notice of Proximity of the Community to Balm-Boyette Scrub Preserve attached hereto as Exhibit "F" and made a part hereof. Each Owner, by acceptance of a deed to their Lot, is deemed to have received said notice.

2. Article XX, Section 20.5, of the Declaration is hereby amended as follows:

20.5 Exhibits. Exhibits "A", "B", "C", "D", ~~and "E"~~, and "F" attached to this Declaration are incorporated herein.

3. Any capitalized terms used in this Amendment, which are not defined herein, shall have the meanings ascribed to them in the Declaration. Except as expressly modified by this Amendment, the Declaration, as previously amended and/or supplemented, shall remain unchanged, and the Declarant hereby ratifies and reaffirms the same.

[Signature on following page.]

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[Signature page to Fourth Amendment – Triple Creek]

IN WITNESS WHEREOF, the Declarant has executed this Amendment this 14th day of August, 2017.

Signature of Witness #1

Printed/Typed Name of Witness #1

Signature of Witness #2

Printed/Typed Name of Witness #2

DECLARANT:

TC Venture I, LLC,
A Delaware limited liability company

By: Rick Harcrow
Rick Harcrow, Vice President

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 14th day of August, 2017, by Rick Harcrow, as Vice President of TC Venture I, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

My Commission Expires:



Wendy Grogan
Commission #FF156953
Expires: SEP 04, 2018
BONDED THRU
1ST FLORIDA NOTARY, LLC

Wendy Grogan
Notary Public

Wendy Grogan
Print/Type Name of Notary

Commission No: FF156953

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EXHIBIT F
NOTICE OF PROXIMITY TO NATURE PRESERVE

This Notice is entered into the public records by TC Venture I, LLC, a Delaware limited liability company, Declarant and the owner of certain real property in the Community (as described in the Declaration of Covenants, Conditions and Restrictions for Triple Creek to which this notice is attached).

WHEREAS, it is the intent of this Notice to make known to the public that the Community is located in close proximity to the lands owned by Hillsborough County, Florida ("County"), and known as the Balm-Boyette Scrub Preserve (the "Preserve"); and

WHEREAS, it is further the intent of this Notice to advise potential tenants and purchasers of subdivided property located within the boundaries of the Community that said Community is in close proximity to the Preserve; and

NOW, THEREFORE, the public and those parties purchasing or leasing parcels within the Community are hereby notified that:

1. The Community is located in close proximity to the Preserve.
2. Purchasers or tenants of portions of the Community are notified that the proximity to the Preserve may result in said purchasers or tenants being affected by: continuing current resource management practices, including but not be limited to ecological burning, pesticide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary by the County for the proper management of the Preserve.
3. The nature and the effects of the operations of the Preserve shall include all management practices as contained within the managing agency's resource management plan, which may be amended from time to time. Owner has no control over or responsibility for such management plan, practices or maintenance.
4. The Preserve is protected by Hillsborough County Ordinance 08-17 (the "Ordinance") as amended, or its successor ordinance. This protection includes a prohibition against the disposal of yard waste, and animals and plants. In addition, there may be restrictions upon certain types of animals/pets that the public may bring into the Preserve.
5. The general public is authorized to use approved access points to the Preserve. Creation of personal or private access points by the general public is prohibited unless approved by the managing entity. Public connection points connecting trails and other areas within the Preserve to trails and other areas within the Property may exist in the future. Owner has no obligation to provide or maintain such connection points, nor provide security with respect thereto, and shall not have any liability with respect thereto.

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6. Compatible uses in the Preserve include passive recreation and uses permitted under the Ordinance. Uses in the Preserve which may be prohibited could include ATV use, horseback riding, paintball, digging, hunting, building of unauthorized structures, etc.
7. Purchasers or tenants of portions of the Community are advised that certain plants cannot be established in the Community, including but not limited to the following:

Abrus precatorius, Rosary pea
Antigonon leptopus, Coral vine
Ardisia crenata, Scratchthroat, coral ardisia
Aristolochia littoralis, Calico flower
Asparagus densiflorus, Asparagus fern, sprengeri fern
Broussonetia papyrifera, Paper mulberry
Callisia fragrans, basketplant
Casuarina cunninghamiana, Basswood, River Sheoak
Casuarina equisetifolia, Australian-pine; Horsetail Casuarina
Casuarina glauca, Gray Sheoak, Suckering Australian-pine
Cestrum diurnum, Dayflowering jessamine
Cinnamomum camphora, Camphortree
Colocasia esculenta, Wild taro, Dasheen, Coco Yam
Cupaniopsis anacardioides, Carrotwood
Cyperus involucratus, Umbrella plant
Cyperus prolifer, Dwarf papyrus
Dalbergia sissoo, Indian rosewood
Dioscorea alata, White yam
Dioscorea bulbifera, Air-potato
Eichhornia crassipes, Common Water-hyacinth
Eugenia uniflora, Surinam cherry
Hydrilla verticillata, Hydrilla
Imperata cylindrica, Cogongrass
Ipomoea aquatica, Water-spinach
Koelreuteria elegans, Golden shower tree, golden rain tree
Leucaena leucocephala, White Leadtree
Lantana camara, Lantana
Ligustrum sinense, Chinese privet
Limnophila sessiliflora, Asian marshweed
Lonicera japonica, Japanese honeysuckle
Lygodium japonicum, Japanese climbing fern
Lygodium microphyllum, Old world climbing fern, Small-leaf climbing fern
Macfadyena unguis-cati, Cat's claw vine
Melaleuca quinquenervia, Melaleuca, punktree
Melia azedarach, Chinaberry
Nephrolepis brownii, Asian sword fern
Nephrolepis cordifolia, Tuberous Sword Fern
Paederia foetida, Skunkvine
Panicum repens, Torpedograss
Pennisetum purpureum, Elephantgrass, Napiergrass

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Phyllostachys aurea, Golden bamboo
Pistia stratiotes, Water-lettuce
Podocarpus macrophyllus, Yew plum pine
Psidium cattleianum, Strawberry guava
Psidium guajava, Guava
Pueraria montana var. *lobata*, Kudzu
Rhodomyrtus tomentosa, Rose myrtle
Ricinus communis, Castor bean
Ruellia simplex, Mexican petunia, Mexican bluebell
Sansevieria hyacinthoides, Mother-in-law's tongue
Schinus terebinthifolius, Brazilian pepper
Sesbania punicea, Rattlebox
Solanum diphyllum, Twinleaf nightshade, Twoleaf nightshade
Solanum torvum, Turkeyberry
Solanum viarum, Tropical soda-apple
Sphagneticola trilobata, Creeping oxeye
Syngonium podophyllum, Arrowhead vine, American evergreen
Triadica sebifera, Chinese Tallow Tree
Wisteria sinensis, Chinese wisteria
Xanthosoma sagittifolium, Arrowleaf Elephant's Ear

8. The Preserve is protected from drainage from new development (either the development infrastructure or individual parcels). Purchasers or tenants of portions of the Community may not alter drainage or drain water into the Preserve without written authorization from the Preserve's managing entity and the approval of the Triple Creek Homeowner's Association, Inc.