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Prepared by and return to:
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6609 Willow Park Drive, Second Floor
Naples, FL 34109

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

This Amendment to Declaration of Covenants, Conditions and Restrictions for Triple Creek ("**Amendment**") is made this 27th day of August, 2021 by TC Venture 1, 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 thereafter supplemented and amended (the "**Declaration**").

WHEREAS, pursuant to Sections 3.2 and 20.1 of the Declaration, Declarant has the right during the Class "B" Control Period, without the consent or joinder of any party, to amend the Declaration for any purpose.

WHEREAS, the Class "B" Control Period is still in effect and Declarant desires to amend the Declaration as set forth in this Amendment.

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:

1. Article IX, Section 9.1 of the Declaration is amended as follows:

9.1 Annexation by Declarant.

Declarant may, from time to time, subject to this Declaration all or any portion of the property described in Exhibit "B" by recording a Supplemental

Declaration describing the property being subjected. A Supplemental Declaration recorded pursuant to this Section shall not require the consent of any Person except the owner of such property, if other than Declarant.

Declarant's right to annex property pursuant to this Section expires ~~when all property described in Exhibit "B" has been subjected to this Declaration or twenty (20) fifteen (15) years after this Declaration is recorded, whichever is earlier.~~ Until then, Declarant may transfer or assign this right, in whole or in part, to any Person who is the developer of at least a portion of the real property described in Exhibit "A" or "B". Any such transfer shall be memorialized in a recorded instrument executed by Declarant.

Nothing in this Declaration shall require Declarant or any successor to subject additional property to this Declaration or to develop any of the property described in Exhibit "B" in any manner whatsoever.

Declarant intends to develop the Community in accordance with the Development Plan, but hereby reserves the right to modify the Development Plan and any Plat from time to time in its discretion and at its option. Declarant shall not be required to follow any predetermines order of improvement and development within the Plat or Community; and it may annex additional lands and develop them before completing the development of the Community.

2. 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 supplemented and amended, shall remain unchanged, and the Declarant hereby ratifies and reaffirms the same.

IN WITNESS WHEREOF, the Declarant has executed this Amendment this 21st day of August, 2021.



Signature of Witness #1

Stephanie Coa

Printed/Typed Name of Witness #1



Signature of Witness #2

Suzanne Neylon

Printed/Typed Name of Witness #2

DECLARANT:

TC Venture 1, LLC,
A Delaware limited liability company

By: 

Printed Name: JAMES P. MCGOWAN

Its: Vice President

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of August 2021, by James P. McGowan, as Vice President of TC Venture 1, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced FL drivers license as identification.

My Commission Expires:



Notary Public

Stephanie Cua

Print/Type Name of Notary

Commission No: 66 228810

