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Prepared by and return to:
Douglas C. Roland, Esq.
Brickleyer Smolker & Bolves, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602

SUPPLEMENTAL DECLARATION TO:

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF
TRIPLE CREEK**

WHEREAS, CENTEX HOMES, a Nevada general partnership, as Declarant executed and recorded a Declaration of Covenants, Conditions and Restriction for Triple Creek which was recorded in Official Records Instrument Book 18142 at Page 1695 in the of Public Records of Hillsborough County, Florida (the "Declaration"); and

WHEREAS, Declarant is the owner of the property described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in Article IX of the Declaration, Declarant reserved to itself the right to add real property to the terms and conditions of the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant desires to add property to the plan of development of Triple Creek; and

WHEREAS, in Article VII, Section 7.10 of the Declaration, Declarant has the right to designate Service Areas (as defined in the Declaration) by filing a Supplemental Declaration; and

WHEREAS, Declarant deems it beneficial to Owners of certain property described herein to designate such property as a Service Area.

NOW, THEREFORE, Declarant, hereby declares that the property described in Exhibit "A" is and shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the terms, conditions and restrictions set forth in the Declaration and the Declaration is hereby amended and supplemented to include such property.

Declarant further declares that Lots 7 through 46, Triple Creek Phase 1 Village A, as designed on the plat thereof recorded in Plat Book 114 Page 135 of the Public Records of

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Hillsborough County, Florida are hereby designated collectively as a Service Area. Such Lots are adjacent to an alley that is, or will be, owned by the Association and shall be maintained by the Association. The Lots will be subject to service area assessments for such purpose. Each Owner of such a Lot shall be required to repair, maintain and replace a coach light attached to the rear of the residence that provides lighting to the alley.

Except as provided herein, the Declaration remains unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration this 27th day of July, 2007.

Signed, sealed and delivered in our presence as witnesses:

TRIPLE CREEK, LLC, a Delaware limited liability company

Penny E Dandino

By: **Centex Homes**, a Nevada general partnership, its Managing Member

Print Name: PENNY E. DANDINO

By: **Centex Real Estate Corporation**, a Nevada corporation, its managing general partner

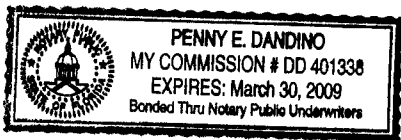
Shelli Bushway

By: David T. Ivin
DAVID T. IVIN,
Division President

Print Name: Shelli Bushway

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this the 27th day of July, 2007, before me, the undersigned notary public, personally appeared DAVID T. IVIN, personally known to me to be the person who subscribed to the foregoing instrument, as Division President of Centex Real Estate Corporation, a Nevada corporation, the managing general partner of Centex Homes, a Nevada general partnership, the Managing Member of TRIPLE CREEK, LLC, a Delaware limited liability company, and acknowledged that he executed the same on behalf of the partnership, corporation and company and he was duly authorized to do so.



Penny E Dandino
NOTARY PUBLIC, STATE OF FLORIDA
Print Name PENNY E. DANDINO
My Commission Expires: 3/30/09
Commission No: DD 401338

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EXHIBIT "A"

Phase 1 Village A:

A parcel of land lying in the Southwest 1/4 of Section 11, Township 31, South Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4"x 4" concrete monument marking the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the Southeast corner of TROPICAL ACRES SOUTH - UNIT NO. 5B as recorded in Plat Book 51 Page 20 of the Public Records of Hillsborough County, Florida; thence N.89°39'28"W., on the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 1318.24 feet to the Northeast corner of the Southwest 1/4 of said Section 11; thence N.89°39'28"W., on the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 373.03 feet; thence S.00°00'00"E., departing the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 673.10 feet to the POINT OF BEGINNING; thence S.00°00'00"E., a distance of 577.48 feet; thence N.90°00'00"E., a distance of 170.00 feet; thence S.00°00'00"E., a distance of 460.00 feet; thence N.90°00'00"W., a distance of 6.90 feet; thence S.00°00'00"E., a distance of 800.70 feet to a point on a line 135.26 feet North of the South line of the Southwest 1/4 of said Section 11; thence N.89°45'21"W., on a line 135.26 feet North of and parallel to the South line of the Southwest 1/4 of said Section 11 a distance of 1359.01 feet to a point on the East right of way line of Balm Riverview Road; thence N.25°18'27"W., on the East right of way line of said Balm Riverview Road a distance of 402.37 feet; thence N.29°34'41"W., continuing on the East right of way line of said Balm Riverview Road a distance of 732.39 feet; thence N.59°26'28"E., departing the East right of way line of said Balm Riverview Road a distance of 190.31 feet; thence N.10°27'04"E., a distance of 125.90 feet; thence N.59°26'28"E., a distance of 413.57 feet; thence S.81°15'19"E., a distance of 115.74 feet; thence N.59°26'28"E., a distance of 443.80 feet; thence S.30°33'32"E., a distance of 21.16 feet; thence N.59°26'28"E., a distance of 60.00 feet; thence S.30°33'32"E., a distance of 12.75 feet to the point of curvature of a curve to the left, having: a radius of 24.00 feet, a central angle of 82°26'38", a tangent length of 21.03 feet, a chord bearing of S.71°46'51"E. and a chord length of 31.63 feet; thence along the arc of said curve, an arc length of 34.53 feet to the point of reverse curvature of a curve to the right, having: a radius of 2420.00 feet, a central angle of 13°51'13", a tangent length of 294.00 feet, a chord bearing of N.73°55'27"E. and a chord length of 583.71 feet; thence along the arc of said curve, an arc length of 585.14 feet to the point of reverse curvature of a curve to the left, having: a radius of 24.00 feet, a central angle of 80°51'03", a tangent length of 20.44 feet, a chord bearing of N.40°25'32"E. and a chord length of 31.13 feet; thence along the arc of said curve, an arc length of 33.87 feet to the point of tangency of said curve; thence N.00°00'00"E., a distance of 16.07 feet; thence N.90°00'00"E., a distance of 10.00 feet to the POINT OF BEGINNING.

Parcel contains 58.18 acres, more or less.

TOGETHER WITH:

Phase 1 Village B:

A parcel of land lying in the Southwest 1/4 of Section 11, Township 31, South Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4"x 4" concrete monument marking the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the Southeast corner of TROPICAL ACRES SOUTH - UNIT NO. 5B as recorded in Plat Book 51 Page 20 of the Public Records of Hillsborough County, Florida; thence N.89°39'28"W., on the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 1318.24 feet to the Northeast corner of the Southwest 1/4 of said Section 11; thence N.89°39'28"W., on the North line of the Southwest 1/4

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of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 373.03 feet; thence S.00°00'00"E., departing the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 673.10 feet to the POINT OF BEGINNING; thence S.00°00'00"E., a distance of 577.48 feet; thence N.90°00'00"E., a distance of 170.00 feet; thence S.00°00'00"E., a distance of 460.00 feet; thence N.90°00'00"W., a distance of 6.90 feet; thence S.00°00'00"E., a distance of 800.70 feet to a point on a line 135.26 feet North of the South line of the Southwest 1/4 of said Section 11; thence N.89°45'21"W., on a line 135.26 feet North of and parallel to the South line of the Southwest 1/4 of said Section 11 a distance of 1359.01 feet to a point on the East right of way line of Balm Riverview Road; thence N.25°18'27"W., on the East right of way line of said Balm Riverview Road a distance of 402.37 feet; thence N.29°34'41"W., continuing on the East right of way line of said Balm Riverview Road a distance of 732.39 feet; thence N.59°26'28"E., departing the East right of way line of said Balm Riverview Road a distance of 190.31 feet; thence N.10°27'04"E., a distance of 125.90 feet; thence N.59°26'28"E., a distance of 413.57 feet; thence S.81°15'19"E., a distance of 115.74 feet; thence N.59°26'28"E., a distance of 443.80 feet; thence S.30°33'32"E., a distance of 21.16 feet; thence N.59°26'28"E., a distance of 60.00 feet; thence S.30°33'32"E., a distance of 12.75 feet to the point of curvature of a curve to the left, having: a radius of 24.00 feet, a central angle of 82°26'38", a tangent length of 21.03 feet, a chord bearing of S.71°46'51"E. and a chord length of 31.63 feet; thence along the arc of said curve, an arc length of 34.53 feet to the point of reverse curvature of a curve to the right, having: a radius of 2420.00 feet, a central angle of 13°51'13", a tangent length of 294.00 feet, a chord bearing of N.73°55'27"E. and a chord length of 583.71 feet; thence along the arc of said curve, an arc length of 585.14 feet to the point of reverse curvature of a curve to the left, having: a radius of 24.00 feet, a central angle of 80°51'03", a tangent length of 20.44 feet, a chord bearing of N.40°25'32"E. and a chord length of 31.13 feet; thence along the arc of said curve, an arc length of 33.87 feet to the point of tangency of said curve; thence N.00°00'00"E., a distance of 16.07 feet; thence N.90°00'00"E., a distance of 10.00 feet to the POINT OF BEGINNING.

Parcel contains 58.18 acres, more or less.

TOGETHER WITH:

Phase 1 Village C:

A parcel of land lying in the Northeast 1/4, the Southwest 1/4 and the Southeast 1/4 of Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Begin at a found 4"x 4" concrete monument marking the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the Southeast corner of TROPICAL ACRES SOUTH - UNIT NO. 5B as recorded in Plat Book 51 Page 20 of the Public Records of Hillsborough County, Florida; thence N.01°02'29"W., on the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 11 also being the East line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 109.81 feet; thence N.90°00'00"E., departing the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 11 also being the East line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 50.98 feet; thence S.00°00'00"E., a distance of 258.22 feet to the point of curvature of a curve to the right, having: a radius of 15.00 feet, a central angle of 29°55'35", a tangent length of 4.01 feet, a chord bearing of S.14°57'48"W. and a chord length of 7.75 feet; thence along the arc of said curve, an arc length of 7.83 feet to the end of said curve; thence S.00°00'00"E., a distance of 67.52 feet; thence N.90°00'00"W., a distance of 5.00 feet to the point of curvature of a curve to the left, having: a radius of 5.00 feet, a central angle of 90°00'00", a tangent length of 5.00 feet, a chord bearing of S.45°00'00"W. and a chord length of 7.07 feet; thence along the arc of said curve, an arc length of 7.85 feet to the point of tangency of said curve; thence S.00°00'00"E., a distance of 79.14 feet to a point on a curve to the left, having: a radius of 15.00 feet, a central angle of 19°28'16", a tangent length of 2.57 feet, a chord bearing of S.80°15'52"E. and a chord length of 5.07 feet; thence along the arc of said curve, an arc length of 5.10 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 2.00 feet; thence S.00°00'00"E., a distance of 24.00 feet; thence N.90°00'00"W., a distance of 2.00 feet to the point of curvature of a curve to the left, having: a radius of 15.00 feet, a central angle of 19°28'16", a tangent length of 2.57 feet, a chord bearing

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of S.80°15'52"W. and a chord length of 5.07 feet; thence along the arc of said curve, an arc length of 5.10 feet to the end of said curve; thence S.89°51'51"W., a distance of 60.00 feet; thence N.90°00'00"W., a distance of 700.00 feet; thence S.00°00'00"E., a distance of 175.57 feet; thence S.48°24'15"W., a distance of 68.47 feet; thence S.54°41'06"W., a distance of 102.03 feet; thence S.00°00'00"E., a distance of 20.00 feet; thence N.90°00'00"W., a distance of 489.36 feet; thence S.00°21'15"E., a distance of 38.56 feet to a point on a curve to the left, having; a radius of 2420.00 feet, a central angle of 6°07'16", a tangent length of 129.39 feet, a chord bearing of S.86°42'13"W., and a chord length of 258.42 feet; thence along the arc of said curve, an arc length of 258.54 feet to the point of reverse curvature on a curve to the right, having: a radius of 24.00 feet, a central angle of 96°21'25", a tangent length of 26.82 feet, a chord bearing of N.48°10'42"W. and a chord length of 35.77 feet; thence along the arc of said curve, an arc length of 40.36 feet to point of tangency of said curve; thence N.90°00'00"W., a distance of 70.00 feet; thence S.00°00'00"E., a distance of 16.07 feet to the point of curvature of a curve to the right, having: a radius of 24.00 feet, a central angle of 80°51'03", a tangent length of 20.44 feet, a chord bearing of S.40°25'32"W. and a chord length of 31.13 feet; thence along the arc of said curve, an arc length of 33.87 feet to the point of reverse curvature of a curve to the left, having; a radius of 2420.00 feet, a central angle of 7°55'58", a tangent length of 167.80 feet, a chord bearing of S.76°53'04"W., a chord length of 334.79 feet; thence along said curve an arc length of 335.06 feet to the point of tangency of said curve; thence N.15°17'25"E., a distance of 818.65 feet to a point on the North line of the Southwest 1/4 of said Section 11 also being a point on the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B; thence S.89°39'28"E., on the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 513.39 feet to the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence S.89°39'28"E., on the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 1318.24 feet to the POINT OF BEGINNING.

Parcel contains 24.56 acres, more or less.

TOGETHER WITH:

Phase 1 Village D:

A parcel of land lying in the Southwest 1/4 of Section 11 and the Southeast 1/4 of Section 10, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4"x 4" concrete monument marking the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the South line of the Southeast corner of TROPICAL ACRES SOUTH - UNIT NO. 5B as recorded in Plat Book 51 Page 20 of the Public Records of Hillsborough County, Florida; thence N.89°39'28"W., on the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 1318.24 feet to the Northeast corner of the Southwest 1/4 of said Section 11; thence N.89°39'28"W., on the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 513.39 feet to the POINT OF BEGINNING; thence S.15°17'25"W., departing the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 818.65 feet to a point on a curve to the left having: a radius of 2420.00 feet, a central angle of 05°55'15", a tangent length of 125.15 feet, a chord bearing of S.69°57'28"W and a chord distance of 249.97 feet; thence on the arc of said curve an arc distance of 250.08 feet to a point of reverse curvature of a curve to the right having a radius of 24.00 feet, a central angle of 82°26'38", a tangent length of 21.03 feet, a chord bearing of N.71°46'51"W. and a chord distance of 31.63 feet; thence on the arc of said curve an arc distance of 34.53 feet to the end of said curve; thence N.30°33'32"W., a distance of 12.75 feet; thence S.59°26'28"W., a distance of 60.00 feet; thence N.30°33'32"W., a distance of 21.16 feet; thence S.59°26'28"W., a distance of 443.80 feet; thence N.81°15'19"W., a distance of 115.74 feet; thence S.59°26'28"W., a distance of 413.57 feet; thence S.10°27'04"W., a distance of 125.90 feet; thence S.59°26'28"W., a distance of 190.31 feet to a point on the East right of way line of Balm Riverview Road ; thence N.29°34'41"W., on the East right of way line of said Balm Riverview Road a distance of 819.89 feet; thence N.23°53'18"W., continuing on the East right

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of way line of said Balm Riverview Road a distance of 882.97 feet to a point on the North line of the Southeast 1/4 of said Section 10 also being the Southwest corner of said TROPICAL ACRES SOUTH - UNIT NO. 5B; thence S.89°28'55"E., on the North line of the Southeast 1/4 of said Section 10 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 227.95 feet to the Northeast corner of the Southeast 1/4 of said Section 10; thence S.89°39'28"E., on the North line of the Southwest 1/4 of said Section 11 also being the South line of said TROPICAL ACRES SOUTH - UNIT NO. 5B a distance of 2123.43 feet to the POINT OF BEGINNING.

Parcel contains 49.94 acres, more or less.

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Prepared by and after
recording mail to:

Donna J. Feldman, Esq.
FELDMAN & MAHONEY, P.A.
19321-C U.S. Highway 19 N
Suite 600
Clearwater, Florida 33764

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK**

TC VENTURE 1, LLC, a Delaware limited liability company (“**Declarant**”), as declarant 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**”), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the “**Declaration**”), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference is hereby made subject to the Declaration (“**Additional Property**”).

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signature on following page.]

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IN WITNESS WHEREOF, this Supplemental Declaration is made this 31st day of July, 2014.

Signed, sealed and delivered
in the presence of:

Marilee N. Simmons
Signature of Witness #1
Marilee N. Simmons
Typed/Printed Name of Witness #1

Brandy Linsky
Signature of Witness #2
Brandy Linsky
Typed/Printed Name of Witness #2

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Roger Postlethwaite, Vice President

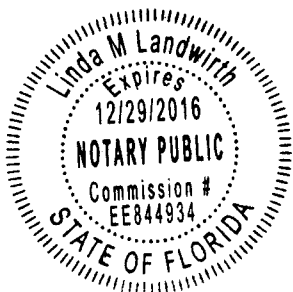
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of July, 2014, by Roger Postlethwaite, 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 _____ as identification.

Linda M. Landwirth
Notary Public, State of Florida

(NOTARY SEAL)

LINDA M. LANDWIRTH
Printed Name of Notary
12/29/2016
Commission Expiration Date



[Acknowledgement of Association on following page.]

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ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 28th day of JULY, 2014.

Witnesses:

**TRIPLE CREEK HOMEOWNERS ASSOCIATION,
INC.,**
a Florida not-for-profit corporation

Marilee W. Simmons
Signature of Witness #1

By: Erik Wilson
Erik Wilson, Vice President

Marilee W. Simmons
Typed/Printed Name of Witness #1

Brandy Linsky
Signature of Witness #2

Brandy Linsky
Typed/Printed Name of Witness #2

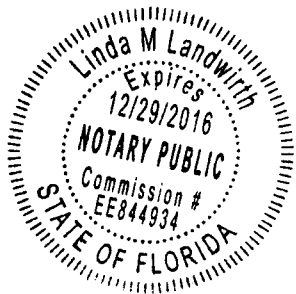
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of July, 2014, by Erik Wilson, the Vice President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

Linda M. Landwirth
Notary Public, State of Florida

(NOTARY SEAL)

LINDA M. LANDWIRTH
Printed Name of Notary
12/29/2016
Commission Expiration Date



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EXHIBIT "A"
Additional Property

A parcel of land lying within the Southeast 1/4 of Section 11 and the Southwest 1/4 of Section 12, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Begin at a found 4"x 4" concrete monument marking the Southeast corner of said Section 11 also being the Southwest corner of said Section 12, also being the Northwest corner of Section 13, Township 31 South, Range 20 East also being the Northeast corner of Section 14, Township 31 South, Range 20 East, all lying and being in Hillsborough County, Florida; thence N.89°36'36"W., on the South line of the Southeast 1/4 of said Section 11 also being the North line of the Northeast 1/4 of said Section 14, a distance of 636.88 feet to the Southeast corner of the property represented by Hillsborough County Tax Folio No, 077688.0500; thence N.00°23'16"E., departing the South line of the Southeast 1/4 of said Section 11 also being the North line of the Northeast 1/4 of said Section 14 and on the East line of the property represented by said Hillsborough County Tax Folio No. 077688.0500, a distance of 1065.05 feet to the Northeast corner of the property represented by said Hillsborough County Tax Folio No. 077688.0500 and also being the Southeast corner of TRIPLE CREEK PHASE 1 VILLAGE B as recorded in Plat Book 114 Page 143 of the Public Records of Hillsborough County, Florida; thence on the East line of said TRIPLE CREEK PHASE 1 VILLAGE B the following three (3) courses, (1) N.03°42'20"E., a distance of 512.28 feet, (2) N.27°12'19"E., a distance of 50.00 feet and (3) N.27°09'06"E., a distance of 7.00 feet; thence S.62°47'41"E., departing the East line of said TRIPLE CREEK PHASE 1 VILLAGE B, a distance of 614.03 feet to a point of curvature of a curve to the left having a radius of 800.00 feet, a central angle of 26°48'04", a chord length of 370.81 feet and a chord bearing of S.76°11'43"E., thence on the arc of said curve, an arc length of 374.21 feet to the end of said curve; thence S.89°35'45"E., a distance of 951.34 feet; thence S.00°24'15"W., a distance of 133.00 feet to a point of curvature of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord length of 21.21 feet and a chord bearing of S.44°35'45"E., thence on the arc of said curve, an arc length of 23.56 feet to the end of said curve; thence S.89°35'45"E., a distance of 839.80 feet to the point of curvature of a curve to the left having a radius of 200.00 feet, a central angle of 4°38'41", a chord length of 16.21 feet and a chord bearing of N.88°04'55"E., thence on the arc of said curve, an arc length of 16.21 feet to the end of said curve; thence S.00°24'15"W., a distance of 189.51 feet; thence S.89°35'45"E., a distance of 462.63 feet to a point on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12; thence S.00°50'08"E., on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 927.76 feet to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 12 also being the Northeast corner of the Northwest 1/4 of said Section 13; thence N.89°35'45"W., on the South line of the Southwest 1/4 of said Section 12 also being the North line of the Northwest 1/4 of said Section 13, a distance of 2631.83 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING OFF-SITE PARCEL:

A parcel of land lying within the Southeast 1/4 of Section 11 and the Southwest 1/4 of Section 12, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Begin at a found 4"x 4" concrete monument marking the Southeast corner of said Section 11 also being the Southwest corner of said Section 12, also being the Northwest corner of Section 13, Township 31 South, Range 20 East also being the Northeast corner of Section 14, Township 31 South, Range 20 East, all lying and being in Hillsborough County, Florida; thence

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N.89°36'36"W., on the South line of the Southeast 1/4 of said Section 11 also being the North line of the Northeast 1/4 of said Section 14, a distance of 636.88 feet to the Southeast corner of the property represented by Hillsborough County Tax Folio No, 077688.0500; thence N.00°23'16"E., departing the South line of the Southeast 1/4 of said Section 11 also being the North line of the Northeast 1/4 of said Section 14 and on the East line of the property represented by said Hillsborough County Tax Folio No. 077688.0500, a distance of 1065.05 feet to the Northeast corner of the property represented by said Hillsborough County Tax Folio No. 077688.0500 and also being the Southeast corner of TRIPLE CREEK PHASE 1 VILLAGE B as recorded in Plat Book 114 Page 143 of the Public Records of Hillsborough County, Florida; thence N.03°42'20"E., on the East line of said TRIPLE CREEK PHASE 1 VILLAGE B, a distance of 504.65 feet to the POINT OF BEGINNING, thence continuing on the East line of said TRIPLE CREEK PHASE 1 VILLAGE B the following three (3) courses, (1) N.03°42'20"E., a distance of 7.63 feet, (2) N.27°12'19"E., a distance of 50.00 feet and (3) N.27°09'06"E., a distance of 7.00 feet; thence S.62°47'41"E., departing the East line of said TRIPLE CREEK PHASE 1 VILLAGE B, a distance of 614.03 feet to a point of curvature of a curve to the left having a radius of 800.00 feet, a central angle of 26°48'04", a chord length of 370.81 feet and a chord bearing of S.76°11'43"E., thence on the arc of said curve, an arc length of 374.21 feet to the end of said curve; thence S.89°35'45"E., a distance of 951.34 feet; thence S.00°24'15"W., a distance of 133.00 feet to a point of curvature of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord length of 21.21 feet and a chord bearing of S.44°35'45"E., thence on the arc of said curve, an arc length of 23.56 feet to the end of said curve; thence S.89°35'45"E., a distance of 839.80 feet to the point of curvature of a curve to the left having a radius of 200.00 feet, a central angle of 4°38'41", a chord length of 16.21 feet and a chord bearing of N.88°04'55"E., thence on the arc of said curve, an arc length of 16.21 feet to the end of said curve; thence S.00°24'15"W., a distance of 69.66 feet; thence N.89°35'45"W., a distance of 935.00 feet; thence N.00°24'15"E., a distance of 138.00 feet to the point of curvature of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord length of 21.21 feet and a chord bearing of N.44°35'45"W., thence on the arc of said curve an arc length of 23.56 feet to the end of said curve; thence N.89°35'45"W., a distance of 647.00 feet; thence S.00°24'15"W., a distance of 76.50 feet; thence N.89°35'45"W., a distance of 158.00 feet; thence N.00°24'15"E., a distance of 61.50 feet to a point of curvature of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord length of 21.21 feet and a chord bearing of N.44°35'45"W., thence on the arc of said curve, an arc length of 23.56 feet to the end of said curve; thence N.89°35'45"W., a distance of 52.34 feet to the point of curvature of a curve to the right having a radius of 864.00 feet, a central angle of 26°48'04", a chord length of 400.48 feet and a chord bearing of N.76°11'43"W., thence on the arc of said curve, an arc length of 404.15 feet to the end of said curve; thence N.62°47'41"W., a distance of 610.97 feet to the POINT OF BEGINNING.

FELDMAN & MAHONEY, P.A.

Donna J. Feldman
Jessica Paz Mahoney*
Jessica Swann Ward
*Board Certified in
Real Estate Law

2240 Belleair Road
Suite 210
Clearwater, Florida 33764

Telephone: 727.536.8003
Facsimile: 727.536.7270

Writer's e-mail:
cscoggins@djflaw.com

VIA FEDERAL EXPRESS

April 26, 2017

Patti McDonald, LCAM
Evergreen Lifestyles Management
10401 Dartington Drive
Fort Myers, Florida 33913

Re: Supplemental Declaration of Covenants, Conditions and Restrictions for Triple Creek

Dear Patti:

Please find enclosed the *original* Supplemental Declaration of Covenants, Conditions and Restrictions for Triple Creek, which was recorded in Official Records Book 24801, Page 325 of the Public Records of Hillsborough County, Florida.

Please feel free to call me if you have any questions regarding the enclosed. Thank you.

Very truly yours,

FELDMAN & MAHONEY, P.A.



Christine M. Scoggins, FRP
Paralegal

Enclosure

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

INSTRUMENT#: 2017102444, O BK 24801
PG 325-330 03/16/2017 at 02:41:27 PM,
DEPUTY CLERK: TJORDAN Pat Frank, Clerk
of the Circuit Court Hillsborough County

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company ("**Declarant**"), as declarant 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**"), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the "**Declaration**"), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference is hereby made subject to the Declaration ("**Additional Property**").

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 10th day of March, 2017.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Rick Harcrow, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Kyle Thornton
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Donna J. Feldman
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of March, 2017, by Rick Harcrow, 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 _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)



Printed Name of Notary

Commission Expiration Date

[Acknowledgement of Association on following page.]

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 14th day of March, 2017.

Witnesses:

Ellen Johnson
Signature of Witness #1

Ellen Johnson
Typed/Printed Name of Witness #1

Christopher Johnson
Signature of Witness #2

Christopher Johnson
Typed/Printed Name of Witness #2

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

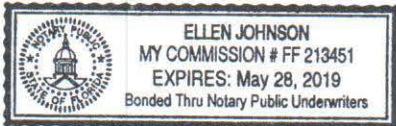
By: [Signature]
Graydon E. Miars, President

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 14th day of March, 2017, by Graydon E. Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

(NOTARY SEAL)



Ellen Johnson
Notary Public, State of Florida

Ellen Johnson
Printed Name of Notary

5/28/19
Commission Expiration Date

EXHIBIT "A"

Additional Property

TRIPLE CREEK - VILLAGE "F2"

A parcel of land lying in Section 12, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4"x 4" concrete monument marking the Southeast corner of Section 11 also being the Southwest corner of said Section 12 also being the Northwest corner of Section 13 also being the Northeast corner of Section 14, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida; thence S.89 degrees 35'45"E., on the South line of the Southwest 1/4 of said Section 12 also being the North line of the Northwest 1/4 of said Section 13, a distance of 2631.83 feet to the Southeast corner of the Southwest 1/4 of said Section 12 also being the Northeast corner of the Northwest 1/4 of said Section 13; thence N.00 degrees 50'08"W., on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 927.76 feet to the POINT OF BEGINNING; thence N.89 degrees 35'45"W., departing the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 462.63 feet; thence N.00 degrees 24'15"E., a distance of 189.51 feet to a point on a curve to the right; thence on said curve to the right having a radius of 200.00 feet, a central angle of 04 degrees 38'41", a chord length of 16.21 feet and a chord bearing of S.88 degrees 04'55"W., thence on the arc of said curve, an arc length of 16.21 feet to the end of said curve; thence N.89 degrees 35'45"W., a distance of 839.80 feet to a point on a curve to the right; thence on said curve to the right having a radius of 15.00 feet, a central angle of 90 degrees 00'00", a chord length of 21.21 feet and a chord bearing of N.44 degrees 35'45"W., thence on the arc of said curve, an arc length of 23.56 feet to the end of said curve; thence N.00 degrees 24'15"E., a distance of 133.00 feet; thence N.89 degrees 35'45"W., a distance of 189.00 feet; thence N.00 degrees 24'15"E., a distance of 88.35 feet; thence N.27 degrees 56'12"E., a distance of 81.98 feet; thence N.47 degrees 48'22"E., a distance of 121.08 feet; thence S.89 degrees 35'45"E., a distance of 459.55 feet; thence N.00 degrees 24'15"E., a distance of 276.69 feet; thence S.89 degrees 35'45"E., a distance of 120.00 feet; thence N.00 degrees 24'15"E., a distance of 13.31 feet; thence S.89 degrees 35'45"E., a distance of 526.66 feet; thence N.89 degrees 08'25"E., a distance of 50.00 feet; thence S.00 degrees 51'35"E., a distance of 3.34 feet; thence N.89 degrees 08'25"E., a distance of 220.10 feet to a point on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 12; thence S.00 degrees 53'02"E., on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 472.15 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 12; thence S.00 degrees 50'08"E., on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 400.54 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A parcel of land lying in Section 12, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4"x 4" concrete monument marking the Southeast corner of Section 11 also being the Southwest corner of said Section 12 also being the Northwest corner of Section 13 also being the Northeast corner of Section 14, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida; thence S.89 degrees 35'45"E., on the South line of the Southwest 1/4 of said Section 12 also being the North line of the Northwest 1/4 of said Section 13, a distance of 2631.83 feet to the Southeast corner of the Southwest 1/4 of said Section 12 also being the Northeast corner of the Northwest 1/4 of said Section 13; thence N.00 degrees 50'08"W., on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 927.76 feet; thence N.89 degrees 35'45"W., departing the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 462.63 feet; thence N.00 degrees 24'15"E., a distance of 189.51 feet to a point on a curve to the right; thence on said curve to the right having a radius of 200.00 feet, a central angle of 04 degrees 38'41", a chord length of 16.21 feet and a chord bearing of S.88 degrees 04'55"W., thence on the arc of said curve, an arc length of 16.21 feet to the end of said curve; thence N.89 degrees 35'45"W., a distance of 298.80 feet to the POINT OF BEGINNING; thence N.89 degrees 35' 45" W., a distance of 541.00 feet to a point on a curve to the right having a radius of 15.00 feet, a central angle of 90 degrees 00' 00" , a chord length of 21.21 feet and a chord bearing of N.44 degrees 35' 45" W., thence on the arc of said curve, an arc length of 23.56 feet to the end of said curve; thence N.00 degrees 24' 15" E., a distance of 200.21 feet to a point on a curve to the right having a radius of 25.00 feet, a central angle of 39 degrees 47' 31" , a chord length of 17.02 feet and a chord bearing of N.70 degrees 30' 30" E., thence on the arc of said curve, an arc length of 17.36 feet to the end of said curve; thence S.89 degrees 35' 45" E., a distance of 540.00 feet; thence S.00 degrees 24' 15" W., a distance of 221.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

TRIPLE CREEK - VILLAGE "G1"

A parcel of land lying in Section 12, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 4"x 4" concrete monument marking the Southeast corner of Section 11 also being the Southwest corner of said Section 12 also being the Northwest corner of Section 13 also being the Northeast corner of Section 14, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida; thence S.89 degrees 35'45"E., on the South line of the Southwest 1/4 of said Section 12 also being the North line of the Northwest 1/4 of said Section 13, a distance of 2631.83 feet to the Southeast corner of the Southwest 1/4 of said Section 12 also being the Northeast corner of the Northwest 1/4 of said Section 13; thence N.00 degrees 50'08"W., on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 1328.30 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 12; thence N.00 degrees 53'02"W., on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 472.15 feet to the POINT OF BEGINNING; thence S.89 degrees 08'25"W., departing the East line of the Northeast 1/4 of the Southwest 1/4, a distance of 220.10 feet; thence N.00 degrees 51'35"W., a distance of 3.34 feet; thence S.89 degrees 08'25"W., a

distance of 50.00 feet; thence N.89 degrees 35'45"W., a distance of 526.66 feet; thence S.00 degrees 24'15"W., a distance of 13.31 feet; thence N.89 degrees 35'45"W., a distance of 120.00 feet; thence S.00 degrees 24'15"W., a distance of 276.69 feet; thence N.89 degrees 35'45"W., a distance of 459.55 feet; thence N.41 degrees 56'36"W., a distance of 116.44 feet; thence N.00 degrees 00'00"E., a distance of 136.91 feet; thence N.06 degrees 12'02"W., a distance of 31.66 feet; thence N.30 degrees 00'00"W., a distance of 64.61 feet; thence S.60 degrees 50'11"W., a distance of 11.53 feet; thence N.29 degrees 09'49"W., a distance of 170.00 feet; thence N.60 degrees 50'11"E., a distance of 86.08 feet; thence N.17 degrees 57'26"W., a distance of 500.13 feet; thence N.74 degrees 40'31"E., a distance of 168.00 feet; thence N.80 degrees 03'06"E., a distance of 202.11 feet; thence S.00 degrees 00'00"W., a distance of 347.92 feet; thence N.90 degrees 00'00"E., a distance of 170.00 feet; thence S.00 degrees 00'00"E., a distance of 13.38 feet; thence N.90 degrees 00'00"E., a distance of 120.00 feet; thence N.00 degrees 00'00"E., a distance of 293.84 feet; thence N.49 degrees 37'14"E., a distance of 441.31 feet; thence S.03 degrees 03'45"W., a distance of 162.60 feet; thence S.26 degrees 37'09"E., a distance of 93.24 feet; thence S.56 degrees 18'03"E., a distance of 112.29 feet; thence N.89 degrees 09'32"E., a distance of 539.51 feet to a point on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 12; thence S.00 degrees 53'02"E., on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 12, a distance of 686.34 feet to the POINT OF BEGINNING.

RECEIVED JAN 30 2018

FELDMAN & MAHONEY, P.A.

Donna J. Feldman
Jessica Paz Mahoney*
Jessica Swann Ward
*Board Certified in
Real Estate Law

2240 Belleair Road
Suite 210
Clearwater, Florida 33764

Telephone: 727.536.8003
Facsimile: 727.536.7270

Writer's e-mail:
cscoggins@dflaw.com

January 25, 2018

Lori Campagna, Community Association Manager
Evergreen Lifestyles Management
13506 Summerport Village Parkway
Suite 1801
Windermere, Florida 34786

Re: Supplemental Declaration of Covenants, Conditions, and Restrictions for Triple Creek

Dear Lori:

Enclosed please find the ***original*** Supplemental Declaration of Covenants, Conditions, and Restrictions for Triple Creek adding Triple Creek Phase 2 Village F1, Triple Creek Phase 3 Village K, and Triple Creek Phase 3 Village L, which was recorded in Official Records Book 25494, Page 179 of the Public Records of Hillsborough County, Florida.

Please feel free to call me if you have any questions regarding the enclosed. Thank you.

Very truly yours,

FELDMAN & MAHONEY, P.A.



Christine M. Scoggins, FRP
Paralegal

Enclosure

cc: Graydon E. Miars (via email)
Chris Rusnak (via email)
Donna J. Feldman, Esq.

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

INSTRUMENT#: 2018019547, O BK 25494
PG 179-182 01/12/2018 at 01:01:08 PM,
DEPUTY CLERK: BKING Pat Frank, Clerk of
the Circuit Court Hillsborough County

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company (“**Declarant**”), as declarant 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**”), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the “**Declaration**”), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference is hereby made subject to the Declaration (“**Additional Property**”).

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 10th day of January, 2018.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Rick Harcrow, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Donna J. Feldman
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Michael Taylor
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF DUVAL

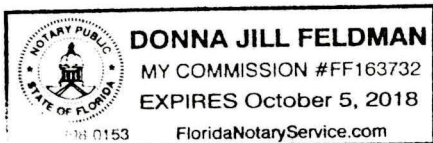
The foregoing instrument was acknowledged before me this 10th day of January, 2018, by Rick Harcrow, Vice President of TC Venture 1, LLC, a Delaware limited liability company, on behalf of the company. He () is personally known to me or () has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date



[Acknowledgement of Association on following page.]

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 10th day of January, 2018.

Witnesses:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

[Signature]
Signature of Witness #1

Donna J. Feldman
Typed/Printed Name of Witness #1

By: [Signature]
Graydon E. Miars, President

[Signature]
Signature of Witness #2

Michael Taylor
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of January, 2018, by Graydon E. Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date

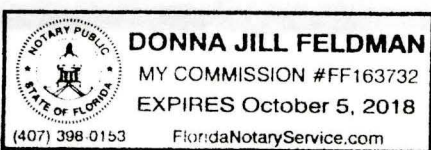


EXHIBIT "A"

Additional Property

All of TRIPLE CREEK PHASE 2 VILLAGE F1, as recorded in Plat Book 131, Pages 84 through 91, inclusive, of the Public Records of Hillsborough County, Florida.

All of TRIPLE CREEK PHASE 3 VILLAGE K, as recorded in Plat Book 131, Pages 151 through 161, inclusive, of the Public Records of Hillsborough County, Florida.

All of TRIPLE CREEK PHASE 3 VILLAGE L, as recorded in Plat Book 131, Pages 162 through 167, inclusive, of the Public Records of Hillsborough County, Florida.

THIS IS NOT A
CERTIFIED COPY

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company ("**Declarant**"), as declarant 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**"), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the "**Declaration**"), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference is hereby made subject to the Declaration ("**Additional Property**").

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

THIS IS NOT A CERTIFIED COPY

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 7th day of March, 2018.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: *[Signature]*
Rick Harcrow, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Donna J. Feldman
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Chris Rusnak
Typed/Printed Name of Witness #2

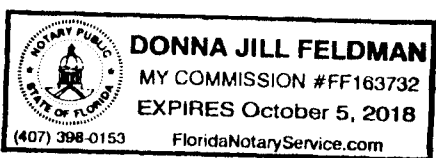
STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 7th day of March, 2018, by Rick Harcrow, 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 _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)



Printed Name of Notary

Commission Expiration Date

[Acknowledgement of Association on following page.]

THIS IS NOT A CERTIFIED COPY

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 7th day of March, 2018.

Witnesses:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

[Signature]

Signature of Witness #1

Donna J. Feldman

Typed/Printed Name of Witness #1

By: [Signature]
Graydon E. Miars, President

[Signature]

Signature of Witness #2

Chris Ruskak

Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF DUVAL

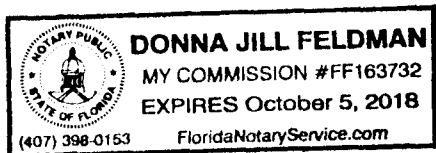
The foregoing instrument was acknowledged before me this 7th day of March, 2018, by Graydon E. Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date



THIS IS NOT A
CERTIFIED COPY

EXHIBIT "A"
Additional Property

All of TRIPLE CREEK PHASE 2 VILLAGE F3, as recorded in Plat Book 131, Pages 203 through 207, inclusive, of the Public Records of Hillsborough County, Florida.

THIS IS NOT A
CERTIFIED COPY

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company (“**Declarant**”), as declarant 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**”), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the “**Declaration**”), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference is hereby made subject to the Declaration (“**Additional Property**”).

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

THIS IS NOT A CERTIFIED COPY

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 25th day of May, 2019.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Rick Harcrow, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Kyle L. Thornton
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Chelsea Garzon
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF Hillsborough

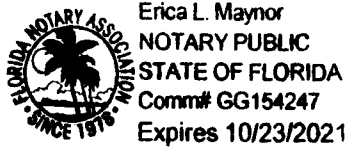
The foregoing instrument was acknowledged before me this 28th day of May, 2019, by Rick Harcrow, Vice President of TC Venture 1, LLC, a Delaware limited liability company, on behalf of the company. He () is personally known to me or () has produced _____ as identification.

[Signature]
Notary Public, State of Florida

Erica L. Maynor
Printed Name of Notary

10/23/21
Commission Expiration Date

(NOTARY SEAL)



[Acknowledgement of Association on following page.]

THIS IS NOT A CERTIFIED COPY

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 5th day of June, 2019.

Witnesses:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

[Signature]

Signature of Witness #1
Carolina Aristimouno
Typed/Printed Name of Witness #1

By: *[Signature]*
Graydon E. Miars, President

[Signature]
Signature of Witness #2
Donna J. Feldman
Typed/Printed Name of Witness #2

STATE OF FLORIDA

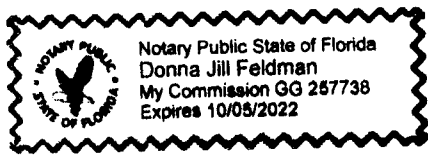
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of June, 2019, by Graydon E. Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary



Commission Expiration Date

THIS IS NOT A
CERTIFIED COPY

EXHIBIT "A"
Additional Property

All of TRIPLE CREEK PHASE 4 VILLAGE G2, as recorded in Plat Book 134, Pages 236 through 249, inclusive, of the Public Records of Hillsborough County, Florida.

And

All of TRIPLE CREEK PHASE 4 VILLAGE J, as recorded in Plat Book 135, Page 169 through 182, inclusive, of the Public Records of Hillsborough County, Florida.

FELDMAN & MAHONEY, P.A.

Donna J. Feldman
Jessica Paz Mahoney*
Rachael L. Greenstein
*Board Certified in
Real Estate Law

2240 Belleair Road
Suite 210
Clearwater, Florida 33764

Telephone: 727.536.8003
Facsimile: 727.536.7270

Writer's e-mail:
cscoggins@djflaw.com

September 18, 2019

Catherine Gates, Community Association Manager
Evergreen Lifestyles Management
2100 South Hiawassee Road
Orlando, Florida 32835
(877) 221-6919

Re: Supplemental Declaration of Covenants, Conditions, and Restrictions for Triple Creek

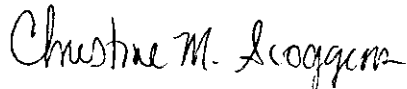
Dear Catherine:

Enclosed please find the *original* Supplemental Declaration of Covenants, Conditions, and Restrictions for Triple Creek adding Triple Creek Phase 4 Village I, which was recorded in Official Records Book 26967, Page 1561, of the Public Records of Hillsborough County, Florida.

Please feel free to call me if you have any questions regarding the enclosed. Thank you.

Very truly yours,

FELDMAN & MAHONEY, P.A.



Christine M. Scoggins, FRP
Paralegal

Enclosure

cc: Graydon E. Miars (via email)
Chris Rusnak (via email)
Donna J. Feldman, Esq.

ID: Book 26967, Page 1561
County: Hillsborough, FL
Date: 9-18-19 Time: 1:37:41 PM

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company (“**Declarant**”), as declarant 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**”), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the “**Declaration**”), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference is hereby made subject to the Declaration (“**Additional Property**”).

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 16 day of September, 2019.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Rick Harcrow, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]

Signature of Witness #1
Kyle L. Thornton

Typed/Printed Name of Witness #1

[Signature]

Signature of Witness #2
CRAIG W. ANDERSON

Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF Hillsborough

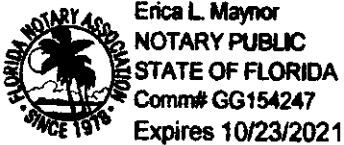
The foregoing instrument was acknowledged before me this 16 day of September, 2019, by Rick Harcrow, Vice President of TC Venture 1, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Erica L. Maynor
Printed Name of Notary

10/23/21
Commission Expiration Date



[Acknowledgement of Association on following page.]

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 17th day of September 2019.

Witnesses:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Denise Pope
Signature of Witness #1
Denise Pope
Typed/Printed Name of Witness #1

By: [Signature]
Graydon E. Miars, President

[Signature]
Signature of Witness #2
Anisley Perez
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 17th day of September, 2019, by Graydon E. Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public, State of Florida

Carrie Russell
Printed Name of Notary

11/26/2021
Commission Expiration Date

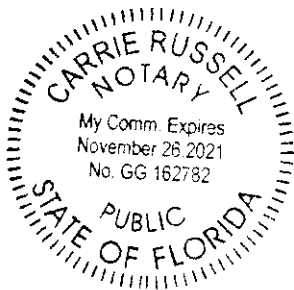


EXHIBIT "A"

Additional Property

All of TRIPLE CREEK PHASE 4 VILLAGE I, as recorded in Plat Book 135, Pages 260 through 280, inclusive, of the Public Records of Hillsborough County, Florida.

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company ("**Declarant**"), as declarant 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**"), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the "**Declaration**"), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference is hereby made subject to the Declaration ("**Additional Property**").

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 8th day of May, 2020.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Rick Harcrow, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Aimee E. Jones
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Christine M. Scoggins
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of May, 2019, by Rick Harcrow, 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 _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)



Printed Name of Notary

Commission Expiration Date

[Acknowledgement of Association on following page.]

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 8th day of May, 2020.

Witnesses:

Aimee E. Jones
Signature of Witness #1

Aimee E. Jones
Typed/Printed Name of Witness #1

Christine M. Scoggins
Signature of Witness #2

Christine M. Scoggins
Typed/Printed Name of Witness #2

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: Rick Harcrow
Rick Harcrow, Vice President

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of May, 2020, by Rick Harcrow, Vice President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He () is personally known to me or () has produced _____ as identification.

Christine M. Scoggins
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date

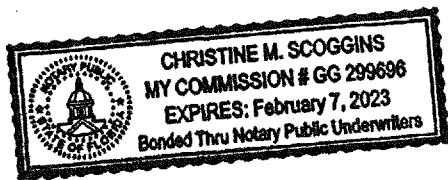


EXHIBIT "A"

Additional Property

All of TRIPLE CREEK PHASE 6 VILLAGE H, as recorded in Plat Book 137, Pages 25 through 41, inclusive, of the Public Records of Hillsborough County, Florida.

INSTRUMENT #: 2021042133
01/27/2021 at 11:22:29 AM
Deputy Clerk: YTORRES
Cindy Stuart, Clerk of the Circuit
Court Hillsborough County

Prepared by and return to:

FELDMAN & MAHONEY, P.A.
Donna J. Feldman, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company ("**Declarant**"), as declarant 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**"), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695, as heretofore amended and supplemented (collectively, the "**Declaration**"), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference is hereby made subject to the Declaration ("**Additional Property**").

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 20th day of January, 2021.

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
Graydon E. Miars, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
Donna Feldman
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Carolina Aristimoño
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF DUAL

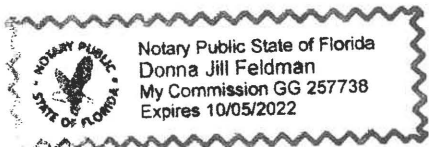
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of January, 2021, by Grayton E. Miars, Vice President of TC Venture 1, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date



[Acknowledgement of Association on following page.]

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 21st day of January, 2021.

Witnesses:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

[Signature]

Signature of Witness #1

Donna J. Feldman

Typed/Printed Name of Witness #1

By: [Signature]

Graydon Miars, President

[Signature]

Signature of Witness #2

Christine M. Scarpino

Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF PIWELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of January, 2021, by Graydon Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date



EXHIBIT "A"

Additional Property

TRIPLE CREEK VILLAGE "N AND P"

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 1, run thence along the West boundary of said Southwest 1/4 of Section 1, S.00°04'27"E., 762.38 feet to the **POINT OF BEGINNING**; thence N.77°50'45"E., 912.83 feet; thence S.12°09'15"E., 301.63 feet; thence S.72°33'56"E., 53.04 feet; thence N.76°50'44"E., 970.82 feet; thence S.13°09'16"E., 132.00 feet; thence N.76°50'44"E., 325.84 feet; thence S.13°05'43"E., 170.00 feet; thence N.76°50'44"E., 111.12 feet; thence S.70°51'18"E., 84.53 feet; thence N.77°14'11"E., 468.18 feet; thence N.02°22'30"W., 238.61 feet; thence N.61°12'45"E., 541.87 feet; thence N.77°03'38"E., 325.24 feet to a point on the Westerly boundary of Quit Claim Deed to Hillsborough County, Florida, as recorded in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of Quit Claim Deed to Hillsborough County, Florida, S.01°15'53"E., 490.00 feet; thence S.44°00'00"W., 1202.24 feet; thence S.28°00'00"W., 894.43 feet; thence S.00°01'43"W., 225.00 feet to a point on the Northerly boundary of the 100 foot wide (Public) Right-of-Way for Big Bend Road, as described in Warranty Deed, recorded in Official Records Book 5000, Page 542, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the 100 foot wide (Public) Right-of-Way for Big Bend Road, the following two (2) courses: 1) N.89°58'17"W., 574.95 feet to a point on a curve; 2) Westerly, 322.22 feet along the arc of a curve to the left having a radius of 1050.00 feet and a central angle of 17°34'57" (chord bearing S.81°38'11"W., 320.96 feet) to the Easterlymost corner of the plat of TRIPLE CREEK VILLAGE M-1, as recorded in Plat Book 139, Pages 20 through 29, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said plat of TRIPLE CREEK VILLAGE M-1, the following seven (7) courses: 1) N.22°38'45"W., 358.66 feet; 2) N.53°55'42"E., 118.43 feet; 3) N.36°04'18"W., 88.54 feet; 4) N.29°08'48"W., 50.00 feet to a point on a curve; 5) Southwesterly, 30.22 feet along the arc of a curve to the left having a radius of 250.00 feet and a central angle of 06°55'30" (chord bearing S.57°23'27"W., 30.20 feet) to a point of tangency; 6) S.53°55'42"W., 109.13 feet; 7) N.31°00'00"W., 194.67 feet to the Easterlymost corner of the (Proposed) plat of TRIPLE CREEK VILLAGE M-2; thence along the Northerly boundary of said (Proposed) plat of TRIPLE CREEK VILLAGE M-2, the following eleven (11) courses: 1) N.64°07'57"W., 1081.77 feet; 2) N.58°09'16"W., 50.00 feet; 3) S.31°50'44"W., 58.34 feet to a point of curvature; 4) Southwesterly, 49.83 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 57°06'21" (chord bearing S.60°23'55"W., 47.80 feet) to a point of tangency; 5) S.88°57'05"W., 98.72 feet to a point of curvature; 6) Northwesterly, 139.09 feet along the arc of a curve to the right having a radius of 150.00 feet and a central angle of 53°07'49" (chord bearing N.64°29'01"W., 134.16 feet) to a point of reverse curvature; 7) Northwesterly, 52.34 feet along the arc of a curve to the left having a radius of 150.00 feet and a central angle of 19°59'27" (chord bearing N.47°54'50"W., 52.07 feet); 8) S.44°49'33"W., 51.94 feet; 9) S.21°10'40"W., 400.00 feet; 10) S.74°13'47"W., 732.56 feet; 11) S.89°25'41"W., 381.71 feet to a point on the Easterly boundary of TROPICAL ACRES SOUTH - UNIT NO. 4, according to the plat thereof, as recorded in Plat Book 46, Page 52, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of TROPICAL ACRES SOUTH - UNIT NO. 4, N.00°18'00"E., 1099.67 feet; thence S.89°29'33"E., 125.03 feet; thence N.77°50'45"E., 1216.16 feet to the **POINT OF BEGINNING**.

ID: #2021441613
County: Hillsborough, FL
Date: 8-31-2021 Time: 10:49:42 AM

Prepared by and return to:
Molly A. Maggiano, Esq.
Goede, Adamczyk, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, FL 34109

**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TRIPLE CREEK**

This Supplemental Declaration of Covenants, Conditions and Restrictions for Triple Creek (the "**Supplemental Declaration**") is made this 21st day of August, 2021 by TC Venture 1, LLC, a Delaware limited liability company ("**TCV1**"), and TC Venture 2, LLC, a Delaware limited liability company ("**TCV2**").

BACKGROUND INFORMATION

A. TCV1 is the successor to the original Declarant under that certain Declaration of Covenants, Conditions, and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695 of the Public Records of Hillsborough County, Florida ("**Public Records**"), as heretofore supplemented and amended (the "**Declaration**"). TCV2 is a co-Declarant pursuant to that certain Partial Assignment of Declarant's Rights being recorded concurrently herewith (the "**Partial Assignment**").

B. Pursuant to Article IX, Section 9.1 of the Declaration, TCV1 and TCV2, each as a co-Declarant, desire to add certain real property (the "**Triple Creek North Property**") to the Property. The Triple Creek North Property is described on Exhibit "A" attached hereto.

C. Declarant desires to provide for certain notices to relative to the Triple Creek North Property as required by local governmental authorities.

D. All capitalized terms not defined herein shall have the meanings ascribed to them in the Declaration.

STATEMENT OF DECLARATION

1. Addition of Triple Creek North Property. TCV1 and TCV2, each as a co-Declarant, hereby add the Triple Creek North Property to the Property, and submit the Triple Creek North Property to the Declaration. The annexation of the Triple Creek North Property is being made pursuant to the terms of the Declaration for the purpose of annexing property to the Declaration and extending the jurisdiction of the Association to

the Triple Creek North Property, and shall be held, sold and conveyed subject to the covenants, restrictions and easements contained in the Declaration, as may be amended hereafter, which shall run with the Property and be binding on all parties having any right, title or interest therein, their respective heirs, personal representatives, successors and assigns.

2. Notice of Proximity to Triple Creek Ranch. In compliance with certain requirements of the County, TCV1 and TCV2 hereby give each Owner of a Lot within the Triple Creek North Property, its tenants, guests or invitees, the Notice of Proximity to Triple Creek Ranch as set forth in Exhibit "B" attached hereto and made a part hereof. The notice as provided herein and the attached Exhibit "B" is made in lieu of the notice set forth in Article XXI and Exhibit "F" of the Declaration, which is not applicable to the Triple Creek North Property. The notice as provided herein and in the attached Exhibit "B" is applicable only as to the Triple Creek North Property and is not applicable to any other portion of the Property. All such other portions of the Property (except for the Triple Creek North Property) shall remain subject to the notice provided in Article XXI and Exhibit "F" of the Declaration.

[signatures on following pages]

IN WITNESS WHEREOF, TCV1 and TCV2 have executed this Supplemental Declaration by and through their authorized representatives on the date and year first above written.

[Signature]
Signature of Witness #1

Stephanie Cua
Printed/Typed Name of Witness #1

[Signature]
Signature of Witness #2

Suzanne Neylon
Printed/Typed Name of Witness #2

TCV1:

TC Venture 1, LLC,
A Delaware limited liability company

By: [Signature]
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:

[Signature]
Notary Public

Stephanie Cua
Print/Type Name of Notary

Commission No: 66 228810



[Signature]
Signature of Witness #1

Stephanie Cua
Printed/Typed Name of Witness #1

[Signature]
Signature of Witness #2

Suzanne Neylon
Printed/Typed Name of Witness #2

TCV2:

TC Venture 2, LLC,
A Delaware limited liability company

By: [Signature]
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 2, 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:



[Signature]
Notary Public

Stephanie Cua
Print/Type Name of Notary

Commission No: GG 228810

EXHIBIT "A"

(Legal Description of Triple Creek North Property)

TRIPLE CREEK

VILLAGES Q & R

DESCRIPTION: A parcel of land lying in Section 36, Township 30 South, Range 20 East and Sections 1 and 2, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 1, also being a point on the Westerly boundary of Special Warranty Deed, as described in Instrument #: 2020257911, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along said Westerly boundary of Special Warranty Deed, as described in Instrument #: 2020257911, the following eleven (11) courses: 1) along the West boundary of the Southwest 1/4 of said Northwest 1/4 of Section 1, N.00°03'58"W., 933.46 feet; 2) S.89°38'44"E., 965.34 feet; 3) N.43°30'19"E., 294.26 feet; 4) N.74°53'45"E., 473.04 feet; 5) N.03°50'08"E., 115.98 feet to a point on the South boundary of COLONIAL HILLS PHASE 4, according to the plat thereof, as recorded in Plat Book 89, Page 14, of the Public Records of Hillsborough County, Florida; 6) along said South boundary of COLONIAL HILLS PHASE 4, S.89°39'20"E., 384.60 feet to the Southeast corner of said COLONIAL HILLS PHASE 4; 7) along the East boundary of said COLONIAL HILLS PHASE 4, N.00°27'26"W., 876.84 feet to the Northeast corner of said COLONIAL HILLS PHASE 4, also being the Southeast corner of BELL CREEK PRESERVE PHASE 2, according to the plat thereof, as recorded in Plat Book 129, Pages 63 through 69 inclusive, of the Public Records of Hillsborough County, Florida; 8) along the East boundary of said BELL CREEK PRESERVE PHASE 2, continue N.00°27'26"W., 72.98 feet to a point on the Southerly boundary of TRACT "A" PARCEL 1, as described in Warranty Deed, recorded in Official Records Book 8823, Page 664, of the Public Records of Hillsborough County, Florida; 9) along said Southerly boundary of TRACT "A" PARCEL 1, N.69°31'50"E., 885.31 feet to the Southeast corner of said TRACT "A" PARCEL 1; 10) along the East boundary of said TRACT "A" PARCEL 1, N.00°36'42"W., 460.00 feet to the Northeast corner of said TRACT "A" PARCEL 1, also being the Southeast corner of BELL CREEK PRESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 124, Pages 206 through 213 inclusive, of the Public Records of Hillsborough County, Florida; 11) along the East boundary of said BELL CREEK PRESERVE PHASE 1, continue N.00°36'42"W., 866.74 feet to a point on the South boundary of the right-of-way for Rhodine

Road, as recorded in Official Records Book 2043, Page 806, of the Public Records of Hillsborough County, Florida; thence along the North boundary of said Warranty Deed, as described in Instrument #: 2020257911 and said South boundary of the right-of-way for Rhodine Road, S.89°41'51"E., 100.01 feet to the Northeast corner of said Special Warranty Deed, as described in Instrument #: 2020257911, also being the Northwest corner of Deed in Trust, as described in Official Records Book 20249, Page 703, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said Special Warranty Deed, as described in Instrument #: 2020257911, the following seven (7) courses: 1) along the West boundary of said Deed in Trust, S.00°36'42"E., 867.00 feet to the Southwest corner of said Deed in Trust, also being the Northwest corner of TRACT "A" PARCEL 2, as described in the aforesaid Warranty Deed, recorded in Official Records Book 8823, Page 664; 2) along the Westerly boundary of said TRACT "A" PARCEL 2, continue S.00°36'42"E., 528.36 feet; 3) along the Westerly boundary of said TRACT "A" PARCEL 2, S.69°31'50"W., 885.51 feet; 4) along the Westerly boundary of said TRACT "A" PARCEL 2, S.00°27'26"E., 1333.29 feet to the Southwest corner of TRACT "A" PARCEL 2; 5) along the South boundary of said TRACT "A" PARCEL 2, S.88°31'59"E., 1157.30 feet to the Southeast corner of said TRACT "A" PARCEL 2, also being a point on the Westerly boundary of Quit Claim Deed as described in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; 6) along the Westerly boundary of said Quit Claim Deed, continue S.88°31'59"E., 465.00 feet; 7) along said Westerly boundary of said Quit Claim Deed, S.01°15'53"E., 1090.44 feet to the Northeast corner of Special Warranty Deed, as described in Instrument #: 2021042134; thence along the Northerly boundary of said Special Warranty Deed, as described in Instrument #: 2021042134, the following fourteen (14) courses: 1) S.77°03'38"W., 325.24 feet; 2) S.61°12'45"W., 541.87 feet; 3) S.02°22'30"E., 238.61 feet; 4) S.77°14'11"W., 468.18 feet; 5) N.70°51'18"W., 84.53 feet; 6) S.76°50'44"W., 111.12 feet; 7) N.13°05'43"W., 170.00 feet; 8) S.76°50'44"W., 325.84 feet; 9) N.13°09'16"W., 132.00 feet; 10) S.76°50'44"W., 970.82 feet; 11) N.72°33'56"W., 53.04 feet; 12) N.12°09'15"W., 301.63 feet; 13) S.77°50'45"W., 2128.99 feet; 14) N.89°29'33"W., 125.03 feet to a point on the East boundary of TROPICAL ACRES SOUTH UNIT 4, according to the plat thereof, as recorded in Plat Book 46, Page 52, of the Public Records of Hillsborough County, Florida; thence said East boundary of TROPICAL ACRES SOUTH UNIT 4, N.00°18'00"E., 1046.49 feet to a point on the North boundary of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 2; thence along said North boundary of the Northeast 1/4 of the Southeast 1/4 of Section 2, S.88°43'21"E., 1307.78 feet to the **POINT OF BEGINNING**.

EXHIBIT "B"

NOTICE OF PROXIMITY TO TRIPLE CREEK RANCH

This notice is dated the ___ day of ____, 2021, and entered into the public records by _____, owner of the property described as: Triple Creek – Village Q & R [fka Rhodine Pit]; folio #077420-5000
(SEE ATTACHED EXHIBIT "A")

WHEREAS, it is the intent of this Notice to make known to the public-at-large that the property described in Exhibit "A" attached hereto is located in close proximity to the property known as the Triple Creek Ranch; 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 property described in Exhibit "A" attached hereto, that said property is in close proximity to the Triple Creek Ranch.

NOW, THEREFORE, the general public and those parties specifically purchasing or leasing property within the area described in Exhibit "A" attached hereto are hereby notified that:

1. The subject property described in the Exhibit "A" attached hereto is located in close proximity to the Triple Creek Ranch.
2. This Notice is to further advise potential purchasers or tenants of property described in Exhibit "A" attached hereto that the proximity to the Triple Creek Ranch may result in said purchasers or tenants being affected by: continuing current resource management practices to include 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 for the proper management of the Triple Creek Ranch.
3. The nature and the effects of the operations of the Triple Creek Ranch shall include all management practices as contained within the managing agencies resource management plan, which may be amended from time to time.
4. The Triple Creek Ranch is protected by Ordinance 08-17, as amended, or its successor. This protection includes the 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 Triple Creek Ranch.

5. The general public is authorized to use approved access points to the Triple Creek Ranch. Creation of personal access points is prohibited unless approved by the managing entity.
6. Compatible uses in the Triple Creek Ranch include hiking and nature appreciation. Usages in the Triple Creek Ranch which may be prohibited could include ATV use, horseback riding, paintball, digging, hunting, building of unauthorized structures, etc.
7. Prohibited Plant list (Exhibit "B"). Adjacent landowners are advised that certain plants cannot be established on property.
8. The Triple Creek Ranch is protected from drainage from new development (either the development infrastructure or individual parcels). Individual owners cannot alter drainage or drain water into the Triple Creek Ranch without written authorization from the managing entity.

[Developer or authorized
representative signature]

[Parks Recreation &
Conservation Dept. signature]

[Print name]

[Print name]

[Date]

[Date]

Prepared by and return to:

MAHONEY LAW GROUP, P.A.
Rachael L. Greenstein, Esq.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TRIPLE CREEK

TC VENTURE 1, LLC, a Delaware limited liability company (“**Declarant**”), under that certain Declaration of Covenants, Conditions and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695 of the Public Records of Hillsborough County, Florida (“**Public Records**”), as heretofore amended and supplemented (collectively, the “**Declaration**”), by these presents does hereby further amend and supplement the Declaration by submitting thereto that certain real property more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference is hereby made subject to the Declaration (“**Additional Property**”).

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section 9.1 of the Declaration, Declarant, hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered subject and pursuant to the provisions of the Declaration, which shall run with the title to the Additional Property, and shall be binding upon all persons having any right, title, or any interest in the Additional Property, or any portions thereof, and their successors-in-title, respective heirs, legal representatives, successors, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Triple Creek Homeowners Association, Inc., in accordance with the terms of the Declaration.

[Signatures begin on following page.]

[Declarant signature page to Supplemental Declaration]

IN WITNESS WHEREOF, this Supplemental Declaration is made this 5th day of January, 2022

DECLARANT:

TC VENTURE 1, LLC,
a Delaware limited liability company

By: [Signature]
James P. McGowan, Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1
John J. Feldman
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2
Christine M. Scoggins
Typed/Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF Pinellas

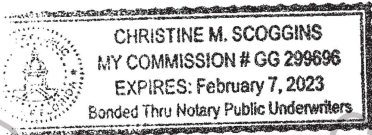
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2021, by James P. McGowan, Vice President of TC Venture 1, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(NOTARY SEAL)

Printed Name of Notary

Commission Expiration Date



[Acknowledgement of Association on following page.]

ACKNOWLEDGEMENT OF ASSOCIATION

The undersigned hereby joins in this Declaration, this 5 day of January, 2022

Witnesses:

TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Signature of Witness #1

Francine M. Villano
Typed/Printed Name of Witness #1

By:

Graydon Miars, President

Signature of Witness #2

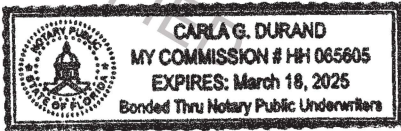
Raymond Juan
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of January, 2022 by Graydon Miars, President of Triple Creek Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Carla G. Durand
Notary Public, State of Florida

Carla G. Durand
Printed Name of Notary

March 18, 2025
Commission Expiration Date

EXHIBIT "A"
Additional Property

All of TRIPLE CREEK VILLAGE M-2, as recorded in Plat Book 139, Pages 215 through 228, inclusive, of the Public Records of Hillsborough County, Florida.

Prepared by and return to:
Rachael L. Greenstein, Esq.
Mahoney Law Group, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross Reference: # 2023295552

**AMENDED AND RESTATED SUPPLEMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TRIPLE CREEK**

This Amended and Restated Supplement to the Declaration of Covenants, Conditions and Restrictions for Triple Creek (the "**Supplemental Declaration**") is made this 9th day of January, 2024 by TC Venture 1, LLC, a Delaware limited liability company ("**TCV1**"), and TC Venture 2, LLC, a Delaware limited liability company ("**TCV2**").

BACKGROUND

A. TCV1 is the successor to the original Declarant under that certain Declaration of Covenants, Conditions, and Restrictions for Triple Creek, recorded in Official Records Book 18142, Page 1695 of the Public Records of Hillsborough County, Florida ("**Public Records**"), as heretofore supplemented and amended (the "**Declaration**"). TCV2 is a co-Declarant pursuant to that certain Partial Assignment of Declarant's Rights, recorded in Official Records Instrument #2021441612 of the Public Records.

B. Pursuant to Article IX, Section 9.1 of the Declaration, the Declarant may, within twenty (20) years from the date of recording of the original Declaration and without the consent of any Person except the owner of the property, subject to the Declaration all or any portion of the property described in Exhibit "B" of the Declaration.

C. TCV1 and TCV2, each as a co-Declarant, previously filed that certain Supplement to the Declaration of Covenants, Conditions and Restrictions for Triple Creek which was recorded on July 6, 2023 in Official Records Instrument #2023295552 of the Public Records (the "**Original Supplement**"), submitting the Village O Property, as defined in the Original Supplement, to the Declaration.

D. TCV1 and TCV2, each as a co-Declarant, desire to amend and restate the Original Supplement by (i) withdrawing the real property submitted in the Original Supplement to the Declaration (the "**Original Village O Property**") and replacing it with certain real property being more particularly described on **Exhibit "A"** attached hereto ("**Revised Village O Property**"), which Revised Village O Property is a portion of the property described in Exhibit "B" to the Declaration, and (ii) to provide for certain notices relative to the Revised Village O Property as required by local governmental authorities.

E. All capitalized terms not defined herein shall have the meanings ascribed to them in the Declaration.

STATEMENT OF DECLARATION

1. Addition of Village O Property. TCV1 and TCV2, each as a co-Declarant, hereby withdraw the Original Village O Property from the Declaration and all conditions, restrictions, covenants, easements, and reservations thereunder, and add the Revised Village O Property to the Property, and submit the Revised Village O Property to the Declaration, which Revised Village O Property shall be deemed the Village O Property for all purposes under the Declaration. The annexation of the Village O Property is being made pursuant to the terms of the Declaration for the purpose of annexing property to the Declaration and extending the jurisdiction of the Association to the Village O Property, and shall be held, sold and conveyed subject to the covenants, restrictions and easements contained in the Declaration, as may be amended hereafter, which shall run with the Property and be binding on all parties having any right, title or interest therein, their respective heirs, personal representatives, successors and assigns.

2. Notice of Proximity to Preserves. In compliance with certain requirements of the County, TCV1 and TCV2 hereby give each Owner of a Lot within the Village O Property, its tenants, guests or invites, the Notice of Proximity to Triple Creek Ranch Nature Preserve as set forth in Exhibit "B" attached hereto and made a part hereof. The notice as provided herein and the attached Exhibit "B" is made in addition to the notice for the Balm-Boyette Scrub Preserve set forth in Article XXI and Exhibit "F" of the Declaration, which also is applicable to the Village O Property.

[Signatures on the following pages.]

IN WITNESS WHEREOF, TCV1 and TCV2 have executed this Supplemental Declaration by and through their authorized representatives on the date and year first above written.

Andrea Tripodis
Signature of Witness #1

Andrea Tripodis
Printed/Typed Name of Witness #1

111 S Newport Ave, Tampa, FL 33606
Address of Witness #1

Priscilla Giles
Signature of Witness #2

Priscilla Giles
Printed/Typed Name of Witness #2

911 Floresta St. Brandon FL 33511
Address of Witness #2

TCV1:

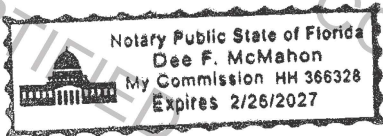
TC Venture 1, LLC,
a Delaware limited liability company

By: [Signature]
James P. McGowan, Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of December 2023, 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 _____ as identification.

My Commission Expires: 2.26.2027



[Signature]

Notary Public

Dee F. McMahon

Print/Type Name of Notary

Commission No: HH 366328

TCV2:

TC Venture 2, LLC,
a Delaware limited liability company

By: [Signature]
James P. McGowan, Vice President

Andrea Tripodis
Signature of Witness #1

Andrea Tripodis
Printed/Typed Name of Witness #1

115 Newport Ave, Tampa, FL 33606
Address of Witness #1

Priscilla Giles
Signature of Witness #2

Priscilla Giles
Printed/Typed Name of Witness #2

911 Floresta St. Brandon FL 33511
Address of Witness #2

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of December 2023, by James P. McGowan, as Vice President of TC Venture 2, 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: 2-26-2027

[Signature]
Notary Public

Dee F. McMahon
Print/Type Name of Notary

Commission No: HH366328

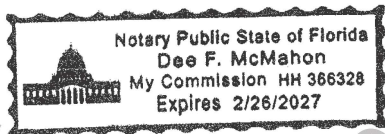


EXHIBIT "A"

(legal description of Village O Property)

TRIPLE CREEK VILLAGE O

DESCRIPTION: A parcel of land lying in Section 1, Township 31 South, Range 20 East and in Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 6, run thence along the West boundary of the Southwest 1/4 of said Section 6, N.00°16'12"E., 100.00 feet to a point on the Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, according to Warranty Deed as recorded in Official Records Book 5000, Page 542, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, the following three courses: 1) along a line lying 100.00 feet North of and parallel with the South boundary of the aforesaid Southwest 1/4 of Section 6, N.89°44'13"W., 0.19 feet; 2) along a line lying 100.00 feet North of and parallel with the South boundary of the Southeast 1/4 of the Southeast 1/4 of the aforesaid Section 1, N.89°56'38"W., 1325.31 feet; 3) along a line lying 100.00 feet North of and parallel with the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 1, N.89°56'16"W., 1.56 feet; thence N.00°45'46"W., 10.00 feet to a point on the South boundary of the Conservation Easement as described in Official Records Book 18006, Page 1334, of the Public Records of Hillsborough County, Florida; thence along said South boundary of the Conservation Easement, continue N.00°45'46"W., 865.40 feet; thence S.89°55'47"E., 427.84 feet; thence S.00°03'23"W., 280.21 feet; thence S.89°56'37"E., 372.60 feet; thence N.42°59'21"E., 120.55 feet; thence S.89°56'37"E., 160.39 feet; thence S.60°14'13"E., 140.34 feet; thence S.86°28'25"E., 93.86 feet; thence N.45°00'00"E., 140.00 feet; thence N.29°43'33"E., 147.72 feet; thence N.32°12'38"E., 92.44 feet; thence N.49°24'41"E., 82.56 feet; thence S.87°39'51"E., 164.50 feet; thence S.45°02'09"E., 179.07 feet; thence S.45°00'00"E., 191.54 feet; thence S.45°00'00"W., 523.55 feet; thence S.00°15'47"W., 329.62 feet to a point on the aforesaid Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard; thence along said Northerly boundary of the 100 foot wide (Public) right-of-way for Triple Creek Boulevard, lying 100.00 feet North of and parallel with the South boundary of the Southwest 1/4 of Section 6, N.89°44'13"W., 258.54 feet to the **POINT OF BEGINNING**.

Containing 29.811 acres, more or less.

EXHIBIT "B"

NOTICE OF PROXIMITY TO TRIPLE CREEK RANCH NATURE PRESERVE

This notice is made by TC VENTURE 1, LLC, a Delaware limited liability company (the "**Owner**").

WHEREAS, Owner is the owner of the real property (the "**Property**") described in the Supplement to the Declaration of Covenants, Conditions and Restrictions for Triple Creek to which this notice is attached; and

WHEREAS, Owner intends to make known to the public that the Property is located in close proximity to the lands owned by Hillsborough County, Florida, and known as the Triple Creek Ranch Nature Preserve (the "**Preserve**"); and

WHEREAS, Owner intends to also advise potential tenants and purchasers of subdivided property located within the boundaries of the Property that said Property is in close proximity to the Preserve; and

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

1. The Property is located in close proximity to the Preserve.
2. Purchasers or tenants of portions of the Property 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 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 agencies resource management plan, which may be amended from time to time.
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 access points is prohibited unless approved by the managing entity.
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, and building of unauthorized structures.

7. Purchasers or tenants of portions of the Property are advised that certain plants cannot be established on the Property, including but not limited to the following:

Abrus precatorius, Rosary pea
Antigonon leptopus, Coral vine
Ardisia crenata, Scratchthroat, coral ardisia
Aristolochia littoralis, Galico 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
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 Property may not alter drainage or drain water into the Preserve without written authorization from the Preserve's managing entity.

JOINER AND CONSENT OF LENDER

The undersigned, as holder of that certain Deposit Release Mortgage dated July 6, 2023 and recorded July 6, 2023 in Instrument # 2023295660, of the Public Records of Hillsborough County, Florida (as modified, the "Mortgage"), which encumbers the Village O Property, as more particularly described on Exhibit "A" attached to this Supplemental Declaration, hereby joins in and consents to this Supplemental Declaration, this 22nd day of December, 2023.

Witnesses:

HBWB DEVELOPMENT SERVICES, LLC,
a Florida limited liability company

[Signature]

Signature of Witness #1

Leandra Alicea
Typed/Printed Name of Witness #1

By: [Signature]

Print Name: Elizabeth Bradburn
Title: Chief Financial Officer

9112 Service Ct #102 Riverview, FL 33578
Address of Witness #1

Address:
4065 Crescent Park Drive
Riverview, Florida 33578

[Signature]

Signature of Witness #2

Sydney Burken
Typed/Printed Name of Witness #2

13759 Gragston Cir # 159 Tampa, FL 33613
Address of Witness #2

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of December, 2023, by Elizabeth Bradburn, as CEO of HBWB DEVELOPMENT SERVICES, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced a _____ as identification.

[Signature]
NOTARY PUBLIC, State of Florida

Print or Stamp Name
My Commission Expires: 2-26-2027
Affix Notary Seal:

