

Prepared by and return to:
Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
Phillips Point
777 South Flagler Drive, Suite 500
West Palm Beach, FL 33401
W.C. #40

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
RESTRICTIONS, AND EASEMENTS FOR PENNOCK PRESERVE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR PENNOCK PRESERVE (this "Amendment"), is made as of this 17 day of February, 2016, by STANDARD PACIFIC OF FLORIDA, a Florida general partnership ("Developer").

RECITALS:

A. Developer executed that certain Declaration of Covenants, Restrictions and Easements for Pennock Preserve, which was recorded August 20, 2014 in Official Records Book 2736, Page 264, of the Public Records of Martin County, Florida (the "Declaration") (all initially capitalized terms used but not otherwise defined herein shall have the meaning ascribed thereto in the Declaration).

B. Section 5.1 of the Declaration provides that, prior to the Turnover Date, additional lands may be made part of Pennock Preserve by Developer, at Developer's sole discretion and without the consent of any other party.

C. The Turnover Date has not yet occurred.

D. Developer is the owner of that certain real property lying and being in Martin County, Florida, which is legally described on Exhibit "A" attached hereto (the "Additional Property").

E. Developer wishes to subject the Additional Property to all terms and provisions of the Declaration.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer does hereby amend the Declaration as follows:


1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.


2. Additional Property. Developer does hereby subject the Additional Property to all covenants, conditions, and restrictions contained in the Declaration, which shall hereafter constitute a covenant running with the Additional Property. From and after the date of recording of this Amendment, the property subject to the Declaration shall include the real property legally described in Exhibit 1 to the Declaration as well as the Additional Property.

3. Full Force and Effect. Except as modified or amended by this Amendment, the terms and provisions of the Declaration are hereby ratified and confirmed.

IN WITNESS WHEREOF, Developer has executed this Amendment, effective as of the day and year first above written.

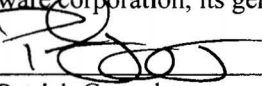
Signed, sealed and delivered
in the presence of:


Name: SIVAN Shachar


Name: PHILIP DARLING

STANDARD PACIFIC OF FLORIDA, a
Florida general partnership

By: Standard Pacific of Florida GP, Inc., a
Delaware corporation, its general partner

By: 
Patrick Gonzalez
Vice President

STATE OF FLORIDA)
) SS.:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12 day of February, 2016, by Patrick Gonzalez, as Vice President of Standard Pacific of Florida GP, Inc., a Delaware corporation, the general partner of STANDARD PACIFIC OF FLORIDA, a Florida general partnership, on behalf of the corporation and partnership, and who [X] is personally known to me or [] produced _____ as identification.



(Notary Seal)



NOTARY PUBLIC, State of Florida
Print Name: SIVAN Shachar
My commission expires: 2017

EXHIBIT "A"

Additional Property

All of the Plat of PENNOCK PRESERVE PUD, PHASE 1, as recorded in Plat Book 17, Page 36, of the Public Records of Martin County, Florida.

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