This instrument Prepared By And After Recording Should Be Returned To:

Pasco County Associates III, LLLP 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, Florida 33323 Attn: Steven M. Helfman, Esq.

## FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WINDING RIDGE

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WINDING RIDGE (the "Amendment") is made as of the day of April, 2021, by PASCO COUNTY ASSOCIATES III, LLLP, a Florida limited liability limited partnership (the "Declarant") and joined in by WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("the Association"), as follows:

WHEREAS, the Declaration of Covenants, Restrictions and Easements for Winding Ridge was recorded on June 26, 2020, in Official Records Book 10127, at Page 165 of the Public Records of Pasco County, Florida, as amended and supplemented from time to time (the "Declaration"); and

WHEREAS, Article XIII, Section 8 of the Declaration provides that prior to the "Turnover Date" (as such term is defined in the Declaration), the Declarant may amend the Declaration without the requirement or consent of the Association or the "Owners" (as such term is defined in the Declaration), so long as such amendment is not prohibited by the HOA Act (as such term is defined in the Declaration); and

WHEREAS, Article XIII, Section 8 of the Declaration also provides that the Association shall, upon request of Declarant, join in any such amendment; and

WHEREAS, the Turnover Date has not occurred as of the date of this Amendment, and this Amendment is not prohibited by the HOA Act; and

WHEREAS, Declarant, together with the joinder and consent of the Association, desires to amend the Declaration, as further set forth herein.

NOW, THEREFORE, Declarant, joined in by the Association, hereby amends the Declaration as follows:

The above recitals are true and correct and are hereby incorporated herein by this
reference as if repeated at length. All initial capitalized terms used in this Amendment shall have the
meanings given to such terms as set forth in the Declaration unless an alternative meaning is set forth
herein.

[CORPORATE SEAL]

- 2. Subsequent to the recording of the Declaration, Wyndfields Boulevard was renamed to Poplar Brook Drive. Accordingly, all references in the Governing Documents to "Wyndfields Boulevard" shall now be amended and restated to "Poplar Brook Drive f/k/a Wyndfields Boulevard".
- 3. This Amendment shall become effective upon recording amongst the Public Records of Pasco County, Florida.
- 4. Except as modified by this Amendment, the Declaration shall remain in full force and effect in accordance with the terms thereof. In the event any of the provisions of this Amendment shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof or of the Declaration, which shall remain in full force and effect, and any provisions of this Amendment deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law.

IN WITNESS WHEREOF, this Amendment has been signed by the Declarant and Joined in by the Association on the respective dates set forth below.

## DECLARANT: PASCO COUNTY ASSOCIATES III, LLLP, a Florida limited liability limited partnership WITNESSES AS TO DECLARANT: By: Pasco County III Corporation, a Florida corporation Sharelyn Webb Print Name: SHAROLYN WEBB Richard M. Norwalk, Vice President

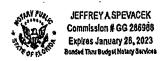
STATE OF FLORIDA )
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of April, 2021, by Richard M. Norwalk, as Vice President of Pasco County III Corporation, a Florida corporation, the general partner of PASCO COUNTY ASSOCIATES III, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and limited liability limited partnership. He is personally known to me.

Notary Public, State of Florida at Large

My Commission Expires:

Typed, Printed or Stamped Name of Notary Public



	ASSOCIATION:
WITNESSES AS TO ASSOCIATION:  Print Name	WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit  By:  Marisa Lufkin, President  [CORPORATE SEAL]
STATE OF FLORIDA . ) SS country of Hellstorgush	
The foregoing instrument was acknowledged  online notarization, this 21 day of April, 2021, by PROPERTY OWNERS ASSOCIATION, INC., a Florida corpo She is personally known to me.	
My Commission Expires: 9/30/2013	Typed, Printed or Senger Name of Norah Printe