

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 21st 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:

1. 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.

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

By: Pasco County III Corporation, a Florida corporation

By: [Signature]
Richard M. Norwalk, Vice President

[CORPORATE SEAL]

WITNESSES AS TO DECLARANT:

[Signature]
Print Name: SHAROLYN WEBB

[Signature]
Print Name: JEFFREY SPEVACEK

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st 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.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires:

Typed, Printed or Stamped Name of Notary Public



JEFFREY A. SPEVACEK
Commission # GG 286988
Expires January 28, 2023
Bonded thru Budget Notary Services

WITNESSES AS TO ASSOCIATION:

[Signature]
Print Name Ahmed Nassea
[Signature]
Print Name Greene Gilmore

ASSOCIATION:

WINDING RIDGE PROPERTY OWNERS
ASSOCIATION, INC., a Florida corporation not for
profit

By: [Signature]
Marisa Lufkin, President

[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF Hillsborough)
SS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 21st day of April, 2021, by Marisa Lufkin, as President of WINDING RIDGE
PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, on behalf of said corporation.
She is personally known to me.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: 9/30/2023

Typed, Printed or Stamped Name of Notary Public

