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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

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Name:

Angela Tompkins, Paralegal

Address:

Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

This Instrument Prepared by:

Mark F. Grant, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

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**SEVENTH AMENDMENT TO AMENDED AND RESTATED MASTER
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR
SKYE RANCH**

THIS SEVENTH AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH ("Seventh Amendment") is made this 17th day of July, 2023, by TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation ("Master Declarant").

WHEREAS, Master Declarant recorded that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Skye Ranch on October 1, 2020, as Instrument # 2020135968, of the Public Records of Sarasota County, Florida, as amended/or supplemented (the "Master Declaration"); and

WHEREAS, Master Declarant is desirous of amending the Master Declaration as provided herein; and

WHEREAS, the Master Declaration provides in Article XIX, Section 19.1, that until termination of the Class "B" Control Period, Master Declarant may unilaterally amend the Master Declaration if such amendment is necessary for any purpose which does not materially adversely affect title to any Lot; and

WHEREAS, the termination of the Class "B" Control Period has not occurred as of the date of this Seventh Amendment; and

WHEREAS, this Seventh Amendment does not materially adversely affect title to any Lot.

NOW, THEREFORE, Master Declarant hereby amends the Master Declaration as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The definitions provided in the Master Declaration are incorporated herein by reference.
3. Section 3.1 of the Master Declaration is hereby amended to add a new sub-section (f) to read as follows:

(f) Notwithstanding any inconsistent or contrary provision in this Master Declaration, if there are any FHA, VA, or USDA insured loans affecting a Lot, and only for so long as any such loans affect the Lot, any restrictions in this Master Declaration on renting, subleasing, or reconveyance that violate any FHA, VA or USDA requirements will not apply to such Lot or its Owner.

(words ~~struck through~~ are deleted; words **bold and double-underlined** are added)

4. This Seventh Amendment shall become effective upon recording amongst the Public Records of Sarasota County, Florida.
5. Except as modified hereby, the Master Declaration shall remain in full force and effect in accordance with the terms thereof.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, Master Declarant has executed this Seventh Amendment as of the day, month and year first above written.

Witnesses:

[Signature]
Signature

Printed Name

Becky E. Hopkins

Signature

Printed Name

STATE OF FLORIDA

)

) SS

COUNTY OF SARASOTA

)

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

By:

Printed Name: John Wollard

Title: Vice President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by [x] physical presence or [] online notarization by John Wollard, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July, 2023.

My Commission Expires:

Deborah K. Beckett

Notary Public

Deborah K. Beckett

Typed, printed or stamped name of Notary Public

