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KAREN E. RUSHING

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SARASOTA COUNTY, FLORIDA

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Name:

Angela Tompkins, Paralegal

Address:

Greenspoon Marder LLP
5133 Castello Drive, Suite 2
Naples, Florida 34103

This Instrument Prepared by:

Mark F. Grant, Esq.
Greenspoon Marder LLP
5133 Castello Drive, Suite 2
Naples, Florida 34103

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

THIS FOURTH AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH ("Fourth Amendment") is made this 18th day of August, 2021, 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 Fourth Amendment; and

WHEREAS, this Fourth 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 11.3.2 of the Master Declaration is hereby amended to read as follows:

11.3.2. Roadways.

The "Roadways" are those portions of Skye Ranch designated on the Plat as Tracts 102 and 103, Private Access, Private Drainage and Public Utility Easement. Notwithstanding anything to the contrary, the Roadways shall be used as private roads by Master Declarant, the Master Association, the CDD and the Owners, their family members, guests, lessees and invitees in accordance with the provisions of this Master Declaration. Master Declarant believes that the Roadways will be private and disclaims any responsibility if the Roadways are ever determined to be public. The Roadways located inside the gated areas of the Esplanade at Skye Ranch Neighborhood shall be maintained, administered and owned by the Master Association. The landscaping features within the Roadways shall be maintained, administered and owned by the Master Association. **No portion of the Roadways shall be altered without the prior written authorization of the County Engineer or his authorized designee.**

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

4. This Fourth 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.

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

Witnesses:

Signature

Printed Name

Signature

Printed Name

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

By:

Printed Name: Andy Soarsen

Title: Vice President

STATE OF FLORIDA)

) SS

COUNTY OF SARASOTA)

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 Andy Soarsen 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 19 day of August, 2021.

My Commission Expires:

Notary Public

Typed, printed or stamped name of Notary Public

