

3/24/2025 4:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3315578

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

THIS TENTH AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE RANCH ("Tenth Amendment") is made this 13th day of March, 2025, 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 Tenth Amendment; and

WHEREAS, this Tenth 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 2.1. of the Declaration is hereby amended as follows:

“Community Development District” or “CDD”: LT Ranch Community Development District or LT Ranch South Community Development District, as applicable, which is are special purpose government units organized in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and which may acquire, fund, construct, operate and maintain certain infrastructure and community services within and outside the Property. The CDD has the power to impose taxes or assessments, or both taxes and assessments, on the Property through a special taxing district. These taxes and assessments pay the construction, operation, and maintenance costs of certain public facilities of the CDD and are set annually by the governing board of the CDD. These taxes and assessments are in addition to county and all other taxes and assessments provided for by law.

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

4. This Tenth 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 Tenth Amendment as of the day, month and year first above written.

Witnesses:

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

[Signature]
Signature
Lois Odicio

Printed Name
Address: 551 N. Cattlemen Rd.
Suite 200
Sarasota, FL 34232

[Signature]
Signature
Becky Hopkins

Printed Name
Address: 551 N. Cattlemen Rd.
Suite 200
Sarasota, FL 34232

By: [Signature]
Printed Name: JOHN WOLLARD
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 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 24th day of March, 2025.

My Commission Expires:

[Signature]
Notary Public
Deborah K. Beckett
Typed, printed or stamped name of Notary Public

