

Prepared by & return to:
Daniel J. Perka, Esq.
14400 Covenant Way
Lakewood Ranch, FL 34202

NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKEWOOD RANCH TOWN CENTER

This Ninth Amendment ("Amendment") is made this 6th day of MAY, 2021 by **SMR COMMUNITIES JOINT VENTURE** ("Declarant"), a Florida general partnership, which is joined by the **LAKEWOOD RANCH TOWN CENTER OWNERS ASSOCIATION, INC.** ("Association"), a Florida not for profit corporation.

RECITALS

WHEREAS, Declarant is the "Declarant" under the Declaration of Covenants, Conditions and Restrictions of Lakewood Ranch Town Center recorded in Book 1524, Page 6099, Public Records of Manatee County, Florida, as amended by previous Amendments and various Supplemental Declarations adding or withdrawing Committed Property (collectively, the "Declaration"); and

WHEREAS, Pursuant to Article XIII, Section 4 of the Declaration, Declarant has the right to amend the Declaration, and wishes to do so as provided herein;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article VI, Section 1, Subsection (v) is amended by adding the following sentence to the end thereof:

No sign shall be held, waved, or twirled within the Committed Property or within the rights-of-way or public property adjacent to the Committed Property.

2. Article VI, Section 1 is amended by adding the following subsection to the end thereof:

(w) No portion of the Committed Property shall be used for any of the following uses:

1. Pawn shops
2. Any "adult" bookstore or establishment selling pornographic materials
3. Tattoo parlor or any establishment providing tattoo services
4. Payday lenders or check cashing services such as Amscot
5. An establishment specializing in the sale of vaping products

3. Capitalized terms used in this Amendment but not defined herein shall have the respective meanings given to such terms as defined in the Declaration.

IN WITNESS WHEREOF, Declarant, joined by the Association, has caused this Amendment to be executed by both parties' duly authorized representatives as of the date first written above.

TWO SIGNATURE PAGES FOLLOW

WITNESSES

Miranda L. Butson
Name: Miranda L. Butson
Tom Johnson
Name:

Miranda L. Butson
Name: Miranda L. Butson
Tom Johnson
Name: Tom Johnson

Miranda L. Butson
Name: Miranda L. Butson
Tom Johnson
Name: Tom Johnson

SMR COMMUNITIES JOINT VENTURE
a Florida general partnership

By its three general partners

SMR-1 DEVELOPMENT CORPORATION
a Florida corporation

By: [Signature]

Name: ANTHONY CHIOFALO

Title: VICE PRESIDENT

SMR-2, Inc.
a Florida corporation

By: [Signature]

Name: ANTHONY CHIOFALO

Title: VICE PRESIDENT

SMR-4, Inc.
a Florida corporation

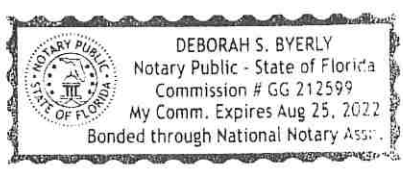
By: [Signature]

Name: ANTHONY CHIOFALO

Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by (X) physical presence or () online notarization, on this 6th day of MAY, 2021, by ANTHONY CHIOFALO, acting as VICE PRESIDENT of SMR-1 Development Corporation, SMR-2, Inc., and SMR-4, Inc., on behalf of said companies. He/She (X) is personally known to me or () has provided _____ as identification.



Deborah S. Byerly
Name: Deborah S. Byerly

WITNESSES

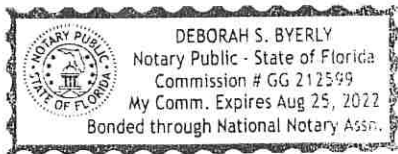
Miranda L. Butson
Name: Miranda L. Butson
Tom Johnson
Name: Tom Johnson

Joined by LAKEWOOD RANCH TOWN CENTER OWNERS ASSOCIATION, INC. a Florida not for profit corporation

By: Daniel J. Perka
Name: DANIEL J. PERKA
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by (X) physical presence or () online notarization, on this 6th day of MAY, 2021, by DANIEL J. PERKA, acting as VICE PRESIDENT of Lakewood Ranch Town Center Owners Association, Inc., on behalf of said company. He/She (X) is personally known to me or () has provided _____ as identification.



Deborah S. Byerly
Name: Deborah S. Byerly