

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

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

This Eighth Amendment ("Eighth Amendment") is made this 21st day of July, 2017
by SMR Communities Joint Venture ("Declarant"), a Florida general partnership, and is joined in
by the Lakewood Ranch Town Center Owners Association, Inc. ("Association").

RECITALS

A. Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions,
and Restrictions for Lakewood Ranch Town Center recorded in Book 1524, Page 6099, Public
Records of Manatee County, Florida, as amended by Amendments recorded in Book 1525,
Page 3898; Book 1543, Page 5482; Book 1552, Page 1327; Book 2102, Page 6581, Book
2362, Page 5237; Book 2372, Page 7020, and Book 2540, Page 4130 and as expanded
geographically by various Supplements of record (collectively, the "Declaration").

B. 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 IX Section 3 of the Declaration is amended by adding at the end of said
Section the following text:

"The Association has the authority and responsibility to maintain the surface water
management system identified above (the "System") in compliance with the applicable Surface
Water Management Permit(s). SWFWMD has the right to take enforcement action, including a
civil action for an injunction and penalties, against the Association to compel it to correct any
outstanding problems with the System or in mitigation or conservation areas under the
responsibility or control of the Association. The Association has perpetual existence pursuant to
its Articles of Incorporation and the laws of the State of Florida. However, if the Association
ceases to exist, the System shall by operation of this Declaration be transferred to Manatee
County, which shall thereafter maintain the System."

2. Capitalized terms used but not defined in this Eighth Amendment shall have the
same meaning accorded them in the Declaration.

IN WITNESS WHEREOF, Declarant, joined by the Association, have caused this Eighth
Amendment to be executed by their duly authorized representatives as of the date first written
above.

WITNESSES

Deborah S. Byerly
Name: **Deborah S. Byerly**
Suzanne L. Fugate
Name: **Suzanne L. Fugate**

Deborah S. Byerly
Name: **Deborah S. Byerly**
Suzanne L. Fugate
Name: **Suzanne L. Fugate**

Deborah S. Byerly
Name: **Deborah S. Byerly**
Suzanne L. Fugate
Name: **Suzanne L. Fugate**

SMR COMMUNITIES JOINT VENTURE
By its three general partners,

SMR-1 DEVELOPMENT CORPORATION, INC.
a Florida corporation

By: [Signature]
Anthony J. Chiofalo, Vice President

SMR-2, Inc.
a Florida corporation

By: [Signature]
Anthony J. Chiofalo, Vice President

SMR-4, Inc.
a Florida corporation

By: [Signature]
Anthony J. Chiofalo, Vice President


STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, the undersigned Notary Public, on this 21st day of JULY, 2017, by Anthony J. Chiofalo, acting as Vice President of SMR-1 Development Corporation, Inc., SMR-2, Inc., and SMR-4, Inc., on behalf of said corporations. He () is personally known to me or () has produced _____ as identification.



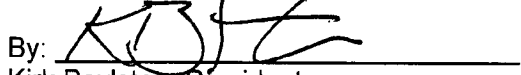
Kathleen J. Horn
NOTARY PUBLIC **Kathleen J. Horn**

WITNESSES


Name: Suzanne L. Fugate

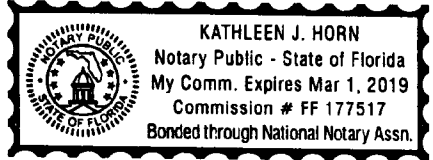

Name: Tamara Harris


Joined by LAKEWOOD RANCH TOWN CENTER OWNERS ASSOCIATION, INC., a Florida Not-for-Profit corporation

By: 
Kirk Boylston, President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me, the undersigned Notary Public, on this 21st day of JULY, 2017, by Kirk Boylston, acting as President of Lakewood Ranch Town Center Owners Association, Inc., on behalf of said corporation. He is personally known to me or has produced _____ as identification.




NOTARY PUBLIC **Kathleen J. Horn**