

Prepared by and Return to:

Mankin Law Group
2535 Landmark Drive, Suite 212, Clearwater, FL 33761

**THIRD AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR AVALON VILLAGE**

This Third Amendment to the Declaration of Covenants and Restrictions for Avalon Village ("Amendment") made Landbuilder, LLC, whose address is 6522 Gunn Highway, Tampa, FL 33625 ("Developer").

WITNESSETH

WHEREAS, Avalon Development, LLC, a Florida Limited Liability Company, recorded the Declaration of Covenants and Restrictions for Avalon Village on August 18, 2005 in Official Records Book 2084, Page 1236, et. seq., of the Public Records of Hernando County, Florida ("Declaration"); and

WHEREAS, Avalon Development, LLC's Developer's rights were assigned to Eagle FL V SPE, LLC, a North Carolina limited liability company, by that certain Amended Certificate of Title recorded on January 27, 2012, in Official Records Book 2877, Page 261, et. seq., of the Public Records of Hernando County, Florida; and

WHEREAS, Eagle FL V SPE, LLC, assigned its Developer's rights to Hunters Lake, LLC, a Florida limited liability company, by that certain Assignment of Developer's Rights signed on July 24, 2013 and recorded on June 19, 2014, in Official Records Book 3104, Page 783, et. seq., of the Public Records of Hernando County, Florida; and

WHEREAS, Hunters Lake, LLC, changed its name to Landbuilder LLC, a Florida limited liability company, by that certain Articles of Amendment to Articles of Organization of Hunters Lake, LLC, filed at the Florida Department of State on October 7, 2013; and

WHEREAS, as of the date of this Third Amendment, Developer is a Class B member; and

WHEREAS, Declaration Article XII, Section 12.5 states that the Developer shall have right to amend the Declaration without the approval or joinder of the Association or other Owners so long as the Developer is a Class B member; and

WHEREAS, Landbuilder, LLC, as Developer, desires to amend the Declaration as hereinafter provided.

NOW THEREFORE, the Declaration is amended as follows [New Wording Double Underlined; Deleted Wording Stricken Through]:



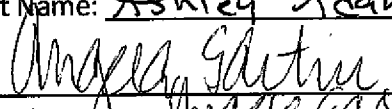
Section 4.2(b) of the Declaration is amended to read as follows:

(b) **Class B Members.** The Class B Member shall be the Developer who shall be entitled to three (3) votes for each Lot owned by the Developer. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

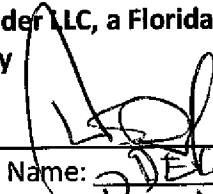
- (i) ~~December 31, 2020~~ December 31, 2030;
- (ii) Three (3) months after ninety percent (90%) of the Lots have been conveyed to members of the Association other than the Developer; or
- (iii) Such other date as the Developer may choose to terminate the Class B Membership upon notice to the Association.

IN WITNESS WHEREOF, the Developer has set has hand and seal this ____ day of _____, 2020.

Witnesses:


 Print Name: Ashley Adams

 Print Name: Angela Gartin

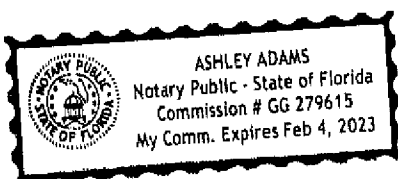
Landbuilder LLC, a Florida Limited Liability Company

By: 
 Print Name: Dawn S. Rushnell
 Title: President

STATE OF FLORIDA)
 COUNTY OF Manatee)

BEFORE ME, the undersigned authority, personally appeared Dawn S. Rushnell as the President (title), of Landbuilder LLC, a Florida Limited Liability Company, on behalf of the company. He/She is [] personally known to me or [] has produced the following as identification: FL Drivers License.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of May, 2020.




 Notary Public
 Printed Name: Ashley Adams

My commission expires: Feb 4, 2023

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