

Prepared by and Return to:

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**SIXTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR TERRA COSTA**

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TERRA COSTA (this "Sixth Amendment") is made on this 4th day of January, 2017 by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership ("Declarant"), having an office at 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081.

RECITALS

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa dated January 22, 2015, and recorded in O.R. Book 17041, Page 1932 of the Public Records of Duval County, Florida, as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa recorded in O.R. Book 17078, Page 119 of the Public Records of Duval County, Florida, as amended by the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa recorded in O.R. Book 17095, Page 435 of the Public Records of Duval County, Florida, as amended by the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa recorded in O.R. Book 17297, Page 1616 of the Public Records of Duval County, Florida, as amended by the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa recorded in O.R. Book 17393, Page 1237 of the Public Records of Duval County, Florida, and as further amended by the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Terra Costa recorded in O.R. Book 17521, Page 1332 of the Public Records of Duval County, Florida (collectively, the "Declaration");

WHEREAS, Section 5 of Article XII of the Declaration provides that Declarant has the right to amend the Declaration without Association or other third-party approval before turnover of control of the Association has occurred;

WHEREAS, turnover has not occurred as of the date hereof; and

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

1. Recitals; Defined Terms. The Recitals set forth above are true and correct and are incorporated herein by reference and made a part of this Sixth Amendment. Capitalized terms appearing in this Sixth Amendment that are defined in the Declaration and not otherwise defined herein shall have the meanings assigned to them in the Declaration.

2. Plat. As of the date of recording of the Phase 1 Replat No. 2 (as hereafter defined), the term “Plat” as defined in the Declaration shall include the Phase 1 Replat No. 2. “Phase 1 Replat No. 2” means the Terra Costa Phase 1 Replat No. 2 recorded at Plat Book 69, Pages 76-77, of the Public Records of Duval County, Florida.

3. Single-Family Detached Lots. Section 1(y) of Article I is hereby amended and restated in its entirety as follows:

(y) “Single-Family Detached Lots” means the following Lots, upon which Declarant intends to construct single-family detached residences: (i) Lots 51 and 52, as shown on the Phase 1 Replat No. 2, (ii) Lots 167-216 and 261-268, as shown on the Plat of Terra Costa Phase 1 and the Phase 1 Replat, as applicable, and (iii) Lots 217-260, as shown on the plat(s) of future phases of the Property, if and when such future phases are annexed to this Declaration by reference in a Supplementary Declaration.

4. Villa Lots. Section 1(cc) of Article I is hereby amended and restated in its entirety as follows:

(cc) “Villa Lots” means the following Lots, upon which Declarant intends to construct single-family attached residences: (i) Lots 53-86 and 119-166, as shown on the Plat of Terra Costa Phase 1, and (ii) Lots 1-48 and 87-118, as shown on the plat(s) of future phases of the Property, if and when such future phases are annexed to this Declaration by reference in a Supplementary Declaration.

5. Minimum Lot Size. The last sentence of Section 4 of Article X is hereby amended and restated in its entirety as follows: “No more than one (1) Lot under one (1) ownership may be used for one (1) dwelling.”

6. Master Association. Section 16 of Article XII is hereby amended and restated in its entirety as follows:

Section 16. Master Association. The Property is subject to the Master Association Declaration, the Master Association Articles and the Master Association Bylaws. In the event of a conflict between this Declaration and the Master Association Declaration, the more strict provisions shall apply. The Property may also be subject to assessments by the Master Association. Each of the Master Association and the Association shall operate in accordance with their respective Articles and Bylaws, without regard to any different provisions or conflicts among the provisions. Master Association assessments, if any, are separate and distinct from Association Assessments.

7. Ratification of Declaration. The Declaration, as amended by this Sixth Amendment, is unchanged, remains in full force and effect and is hereby ratified by the Declarant.

[signature page follows]

IN WITNESS WHEREOF, the Declarant has caused this Sixth Amendment to be duly executed on the date stated above.

WITNESSES:

STANDARD PACIFIC OF FLORIDA,
a Florida general partnership

By: Standard Pacific of Florida GP, Inc.,
a Delaware corporation,
its managing general partner

By: David Ewins
Print Name: David Ewins

By: [Signature]
Maurice Rudolph,
Vice President – Land Operations

By: Brenda Martin
Print Name: Brenda Martin

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of JANUARY, 2017, by Maurice Rudolph, as Vice President – Land Operations of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, on behalf of the corporation and the partnership. He is personally known to me or [] produced _____ as identification.

(NOTARIAL SEAL)

[Signature]
NOTARY PUBLIC
Print Name: LIAM R. O'REILLY
My commission expires: 3-2-2020



Liam R. O'Reilly
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF967283
Expires 3/2/2020