

INSTRUMENT#: 2014389166, O BK 22915  
PG 486-488 11/12/2014 at 03:19:50 PM,  
DEPUTY CLERK: TJORDAN Pat Frank, Clerk  
of the Circuit Court Hillsborough County

**Prepared By and To Be Returned To:**

Keith W. Bricklemyer, Esquire  
Bricklemyer Law Group, P.L.  
400 North Ashley Drive, Suite 1100  
Tampa, FL 33602

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR VERONA AT RENAISSANCE**

This First Amendment to Declaration of Covenants and Restrictions for Verona at Renaissance is made this 10<sup>th</sup> day of November, 2014 by Minto Communities, LLC (the "Declarant").

**WHEREAS**, Declarant recorded the Declaration of Covenants and Restrictions for Verona at Renaissance (the "Declaration") on August 21, 2014, in Official Records Book 22753, Page 1800 of the public records of Hillsborough County, Florida; and

**WHEREAS**, pursuant to Article XIV, Section 5 of the Declaration, the Declarant has the right to amend the Declaration until ninety percent (90%) of the Lots have been sold; and

**WHEREAS**, ninety percent (90%) of the Lots have not been sold.

**NOW, THEREFORE**, the Declarant hereby amends the Declaration as follows:

1. Recitals. The foregoing recitals are true and correct.
2. Definitions. Article I, Sections 23 and 24 are hereby deleted in their entirety.
3. General Provisions. Article X, Section 10 is hereby deleted in its entirety.
4. Except as specifically stated herein, the Declaration remains unchanged and in full force and effect.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal as of the date first appearing above.

WITNESSES:

MINTO COMMUNITIES, LLC, a Florida limited liability company

Falen Deal  
Print Name: Falen Deal

By: [Signature]  
Name: Michael Belmont  
Title: President

[Signature]  
Print Name: NIALL G FURANAGAN

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 10th day of November 2014, by Michael Belmont, as President of MINTO COMMUNITIES, LLC, a Florida limited liability company. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



[Signature]  
(Signature)  
Name: Mireya Rodriguez  
(Legibly Printed)  
Notary Public, State of Florida

# MORTGAGEE'S JOINDER AND CONSENT

The undersigned **WELLS FARGO BANK, N.A., as Administrative Agent** (the "Mortgagee"), the holder of a Mortgage and Security Agreement from MINTO COMMUNITIES, LLC., a Florida limited liability company, successor in interest to MINTO COMMUNITIES, INC., a Florida corporation to WELLS FARGO BANK, N.A., successor -by-merger to WACHOVIA BANK, National Association, as Administrative Agent, dated December 30, 2010, filed of record January 7, 2011, in Official Records Book 20295, Page 439; and Corrective Amendment to Mortgage and Security Agreement, dated April 28, 2011, filed of record May 4, 2011, in Official Records Book 20493, page 4; First Amendment to Amended and Restated Mortgage and Security Agreement, filed of record December 29, 2011, in Official Records Book 20879, page 1309; Absolute Assignment of Leases and Rents, filed of record January 7, 2011, in Official Records Book 20295, page 472; Assignment of Agreements Affecting Real Estate, filed of record January 7, 2011, in Official Records Book 20295, page 493; and Financing Statement Form UCC-1, filed of record January 7, 2011, in Official Records Book 20295, page 513, and Mortgage Modification and Future Advance Agreement, filed of record on April 16, 2014, in Official Records Book 22523, Page 266, all of the Public Records of Hillsborough County, Florida (as amended from time to time, the "Mortgage"), relating to the real property described therein, which real property is also described in and encumbered by a Declaration of Covenants and Restrictions for Verona at Renaissance, recorded in Official Records Book 22753, page 1800 of the Public Records of Hillsborough County, Florida (the "Declaration"), does hereby consent to the First Amendment to the Declaration (the "First Amendment") and acknowledge that the terms thereof are and shall be binding upon the undersigned and its successors and assigns.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of Sun City Center, and does not assume and shall not be responsible for any of the obligations or liabilities of the Declarant contained in the Declaration or other documents used in connection with the promotion of Sun City Center. None of the representations contained in the Declaration or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligations on Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Consent, this 10<sup>th</sup> day of November, 2014.

Signed, sealed and delivered

**WELLS FARGO BANK, N.A., successor-by-merger to Wachovia Bank, National Association, as Administrative Agent**

In the presence of:

Stephanie Haines  
Print Name: Stephanie Haines  
Sandra Garcia  
Print Name: Sandra Garcia

By: Beverly J. Matter  
Name: Beverly J. Matter, Vice President  
Title: 401 E Jackson Street, Suite 1450  
Address: Tampa, Florida 33602

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 10<sup>th</sup> day of November, 2014, 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 Beverly J. Matter, as Vice President of WELLS FARGO BANK, NATIONAL ASSOCIATION, as Administrative Agent, who is personally known to me.

[NOTARIAL SEAL]



Notary: Sandra Garcia  
Print Name: Sandra Garcia  
Notary Public,  
State of Florida  
My Commission expires: 1/9/2015