

Rec. 18.50



This instrument prepared by:
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223 Taylor Street
Punta Gorda, FL 33950

**SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
OF
CHARLOTTE COUNTY PARK OF COMMERCE
PHASE II**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF CHARLOTTE COUNTY PARK OF COMMERCE (hereinafter "Second Amendment") is made this 15 day of September, 2014, by Charlotte County Park of Commerce, LLC, a Florida limited liability company (hereinafter "Developer").

WITNESSETH:

WHEREAS, Developer recorded the DECLARATION OF COVENANTS AND RESTRICTIONS OF CHARLOTTE COUNTY PARK OF COMMERCE dated May 12, 2004, in Official Records Book 2525 at Pages 2006 through 2084, inclusive, of the Public Records of Charlotte County, Florida (hereinafter "Declaration"), as amended by a FIRST AMENDMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS OF CHARLOTTE COUNTY PARK OF COMMERCE dated March 28, 2005, recorded in Official Records Book 2680 at Pages 1192 through 1194, inclusive, of the Public Records of Charlotte County, Florida (hereinafter "First Amendment") (collectively, such Declaration and First Amendment are hereinafter "Master Declaration"), and recorded the Subdivision Plat thereof in Plat Book 19, Pages 10A through 10D, inclusive, of the Public Records of Charlotte County, Florida ("Subdivision Plat for Phase I");

WHEREAS, Developer recorded the Subdivision Plat of all those tracts or parcels of land known as Charlotte Community Park of Commerce Phase II ("Phase II"), which plat contains the certifications and dedication required by and pursuant to applicable provisions of Florida law and is recorded in Plat Book 20 at Pages 18A through 18D, inclusive, of the Public Records of Charlotte County, Florida ("Subdivision Plat for Phase II");

WHEREAS, Phase II consists of those tracts and parcels of land located in Charlotte County, Florida described as Lots 51 through 87, inclusive, plus Tract "A" and Tract "B", as described in the Subdivision Plat for Phase II;

WHEREAS, Article X, Section (C)(1) of the Master Declaration provides that so long as Developer owns any property subject to this Master Declaration, Developer may, by amendment to the Master Declaration, submit additional lands to the rights and responsibilities set forth in the Master Declaration, provided the additional lands will be developed in a similar manner as the first land phase of the Charlotte County Park of Commerce ("Phase I"), which is more particularly described in the Subdivision Plat for Phase I, and provided that any such additional property shall be contiguous to or adjacent to Phase I and shall not exceed 180 acres in the aggregate;

WHEREAS, Developer owns land located in Phase I, which is subject to the Master Declaration;
and

WHEREAS, Developer wishes to amend the Master Declaration so as to submit additional lands to
the Master Declaration which have been developed in a similar manner to Phase I.

NOW THEREFORE, pursuant to the authority of Article X, Section (C)(1) of the Master
Declaration, Developer hereby amends the Master Declaration as follows:

1. All of those tracts or parcels of land located in Charlotte County, Florida known as Phase II
are hereby subjected to the provisions of the Master Declaration and to the restrictions, covenants,
reservations and easements stated therein, all of which shall run with the title to such property and shall be
binding upon all persons having any right, title or interest in such property, their respective heirs, legal
representatives, successors, successors-in-interest and assigns, and all of Phase II shall be sold, transferred,
used, conveyed, occupied, and encumbered pursuant to the provisions of the Master Declaration.

2. The effective date of this Second Amendment shall be October 25, 2007.

IN WITNESS WHEREOF, the foregoing Second Amendment to Declaration of Covenants and
Restrictions of Charlotte County Park of Commerce and attachments are hereby made and entered into this
15 day of September, 2014.

Signed, Sealed and Delivered in the Presence of: **CHARLOTTE COUNTY PARK OF COMMERCE,
LLC**, a Florida limited liability company.

Stuart Arnold
First Witness

Stuart Arnold
Printed Name of First Witness

Dean Arnold
Second Witness

Dean Arnold
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF CHARLOTTE

By: Richard Vetter

Richard Vetter, Manager

The foregoing instrument was acknowledged before me this 15th day of
September, 2014 by Richard Vetter, Manager of CHARLOTTE COUNTY
PARK OF COMMERCE, LLC, a Florida limited liability company, on behalf of the said company. He is
personally known to me or produced as identification.

Cathy L Henke
Notary Public, State of Florida

Printed Name.

