

Prepared by and Return to:  
Karen Wonsetler, P.A.  
860 North Orange Ave.  
Suite 135  
Orlando, FL 32801



**14<sup>th</sup> SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENT AND RESTRICTIONS FOR EAGLE CREEK**

THIS 14<sup>th</sup> SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK ("Supplemental Declaration") is made on this 24 day of February, 2014, by **EAGLE CREEK DEVELOPMENT CORPORATION**, a Florida corporation, having an address of 370 Center Point Circle, Suite 1136, Altamonte Springs, Florida 32701 (the "Declarant").

**RECITALS:**

WHEREAS, the Declaration of Covenants, Conditions, Easement and Restrictions for Eagle Creek was recorded January 7, 2004, in Official Records Book 07254, Page 4027, the First Supplement to Declaration of Covenants, Conditions, Easement and Restrictions for Eagle Creek was recorded November 17, 2004, in Official Records Book 07705, Page 1201, and the Second Supplement to Declaration of Covenants, Conditions, Easement and Restrictions for Eagle Creek was recorded May 19, 2005, in Official Records Book 07976, Page 4596, and the Third Supplement to Declaration of Covenants, Conditions, Easement and Restrictions for Eagle Creek was recorded January 8, 2010, in Official Records Book 9985, Page 4095, and the Forth Supplement to Declaration of Covenants, Conditions, Easement and Restrictions for Eagle Creek was recorded May 14, 2010 in Official Records Book 10044, Page 4003, and the Fifth Supplement to Declaration of Covenants, Conditions, Easement and Restrictions for Eagle Creek was recorded April 2, 2012 in Official Records Book 10355, Page 2814, as further supplemented by Sixth Supplement recorded on May 3, 2012 in Book 10370, Page 6648, as further supplemented by Sixth Supplement recorded October 3, 2012, in Book 10451, Page 3943, as further supplemented by Seventh Supplement recorded November 16, 2012 in Book 10475, Page 5310, as further supplemented by Eighth Supplement recorded January 28, 2013 in Book 10512, Page 2525, as further supplemented by Ninth Supplement recorded June 20, 2013 in Book 10588, Page 8270, and the Tenth Supplement recorded September 24, 2013 in Book 10639 and Page 0788, as further supplemented by the Eleventh Supplement recorded December 11, 2013 in Book 10675, Page 7459 all of the Public Records of Orange County, Florida all in the Public Records of Orange County, Florida, and including the Thirteenth Supplement presented immediately prior to this Supplement and which does not yet have a Book and Page reference, all collectively referred to as the "Declaration."

**WHEREAS**, the Declaration sets forth certain covenants, conditions, easements and restrictions applicable to the property described therein and provides for certain membership property rights, obligations, and other matters; and,

**WHEREAS**, Article XIX, Section 3 of the Declaration reserves to the Declarant the right to alter, modify, change, revoke, rescind, or cancel any portion of the Declaration provided that such alteration, modification, change, revocation, rescission or cancellation does not materially and adversely interfere with an Owner's then permitted use of its Parcel; and,

**WHEREAS**, Article II of the Declaration provides that the Declaration and the jurisdiction of the Association may be imposed upon additional real property without the consent or joinder of any person or entity by filing a Supplement to the Declaration, and upon annexation of new real property the Declarant shall have the right to set forth use restrictions or requirements by means of Supplemental Declarations related to the annexed real property; and,

**NOW THEREFORE**, in consideration of the premises herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended, modified and supplemented as follows:

1. **Recitals.** The recitals stated above are hereby incorporated herein in full by reference. Capitalized terms used in this Supplemental Declaration shall have the same meaning as set forth in the Declaration.

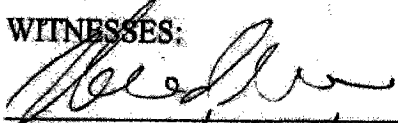
2. **Article IX, Section 20 shall be added to the Declaration as follows:**

Any funds received as payment for occupancy or use from any Lot in which the Association is the owner of record pursuant to either a deed in lieu of lien foreclosure or from a certificate of title issued as a result of an association lien foreclosure matter shall be applied in the same manner as receipt of payment of an Assessment for that particular Lot. Such funds received shall be applied in accordant with Florida Statute 720.3085 [2013], as amended or renumbered from time to time, applied first to any outstanding interest accrued, then towards any administrative late fee, then to costs and reasonable attorney's fees or collection costs incurred as related to that Lot, and then towards delinquent Assessments. Once the Lot's account has a current balance as a result of application of funds received, then the funds received thereafter shall first be applied towards current and on-going Assessments, and then towards any cost of repair or maintenance of the Lot as payment of an Individual Assessment particular to that Lot. Such unapplied funds thereafter, if any, shall be deposited into the Association's general operating fund.

3. **Reaffirmation.** Except as expressly modified hereby, all terms and provisions of the Declaration are hereby ratified, confirmed and shall remain unchanged and in full force and effect.

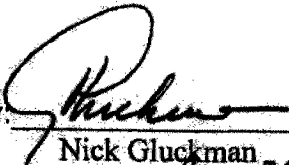
IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed as of the day and year first above written.

WITNESSES:

  
Print Name: Amber Chastain

"DECLARANT"  
EAGLE CREEK DEVELOPMENT  
CORPORATION, a Florida corporation

Print Name: Evelyn Galarza


By:  [Seal]  
Nick Gluckman  
Title: President

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, Nick Gluckman, as the authorized agent and President of Eagle Creek Development Corporation, a Florida corporation, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the corporation.

WITNESS my hand and the official seal this 24 day of February, 2014.

(NOTARY SEAL)

  
Notary Public, State of Florida  
My commission expires: June 17, 2015

