

**Record and Return to:**  
Eagle Creek Development Corporation  
370 CenterPointe Circle, Suite 1136  
Altamonte Springs, FL 32701



[Cross-Reference to  
ORB 7254, Page 4027]

**TWENTIETH SUPPLEMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK**

**THIS TWENTIETH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK** (this “**Supplement**”) is made effective as of the 12 day of OCTOBER, 2015 (the “**Effective Date**”), by **EAGLE CREEK DEVELOPMENT CORPORATION**, a Florida corporation, having an address of 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida 32701 (“**Declarant**”).

**WITNESSETH:**

**WHEREAS**, Declarant recorded that certain Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek on January 7, 2004 in Official Records Book (“**ORB**”) 7254, Page 4027, as the same was supplemented and amended by the following: First Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded November 17, 2004 in ORB 7705, Page 1201, the Second Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded May 19, 2005 in ORB 7976, Page 4596, Second Supplement to Declaration of Covenants, Conditions, Easements and Restrictions recorded October 13, 2006 in ORB 8914, Page 2921 (the “**Second Supplement**”), First Amendment to Second Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded October 11, 2007 in ORB 9467, Page 4164, Certificate of Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded July 17, 2009 in ORB 9903, Page 8161, Third Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded January 8, 2010 in ORB 9985, Page 4095, Fourth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded May 14, 2010 in ORB 10044, Page 4403, Fifth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded October 12, 2011 in ORB 10280, Page 841, Fifth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded April 2, 2012 in ORB 10355, Page 2814, Sixth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded on May 3, 2012 in ORB 10370, Page 6648, Sixth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded October 3, 2012 in ORB 10451, Page 3943, Seventh Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded November 16, 2012 in ORB 10475, Page 5310, Eighth Supplement to Declaration of Covenants, Conditions, Easements and

Restrictions for Eagle Creek recorded January 28, 2013 in ORB 10512, Page 2525, Ninth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded June 20, 2013 in ORB 10588, Page 8270, Tenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded September 24, 2013 in ORB 10639, Page 788, Eleventh Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded December 11, 2013 in ORB 10675, Page 7459, Release from Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded December 20, 2013 in ORB 10679, Page 8737, Twelfth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded January 23, 2014 in ORB 10692, Page 8208, Corrective Release from Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded January 31, 2014 in ORB 10696, Page 6842, Thirteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded April 22, 2014 in ORB 10733, Page 5124 (the “**Thirteenth Supplement**”), Fourteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded April 22, 2014 in ORB 10733, Page 5121, Fifteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded July 7, 2014 in ORB 10769, Page 2242, Amendment to Twelfth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded July 28, 2014 in ORB 10780, Page 5278, Sixteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded December 2, 2014 in ORB 10842, Page 7222, Seventeenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded August 14, 2015 in ORB 10968, Page 221, and Eighteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded September 15, 2015 in ORB 10983, Page 5048, and Nineteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded September 23, 2015 in ORB 10987, Page 0398, all of the Public Records of Orange County, Florida (collectively referred to herein as the “**Declaration**”); and

**WHEREAS**, the Declaration sets forth certain covenants, conditions, easements and restrictions affecting the Property and provides for certain membership, property rights, obligations and other matters affecting the Property and its Owners; and

**WHEREAS**, Article II, Section 2.A., of the Declaration provides that Declarant shall have the right, but not the obligation, at any time and from time to time, in its sole and absolute discretion, and without notice to or the approval of any other party, to impose the Declaration upon any real property located within Eagle Creek; and

**WHEREAS**, Declarant desires to subject the real property described in **Exhibit “A”** attached hereto and made a part hereof by this reference (the “**Designated Property**”) to the effect and coverage of the Declaration, as amended by this Supplement, and to the jurisdiction of the Association; and

**WHEREAS**, Declarant desires to subject the real property described in **Exhibit “B”** attached hereto and made a part hereof by this reference (the “**Designated Common**”) to the effect and coverage of the Declaration, as amended by this Supplement, and to the jurisdiction of the Association; and

**Property**”) to the effect and coverage of the Declaration and the jurisdiction of the Association.

**NOW THEREFORE**, the Declaration is hereby amended, modified and supplemented, and Declarant hereby declares, as follows:

1. Recitals. The recitals stated above are true and correct and are incorporated herein by this reference.

2. Definitions.

2.1. The definitions set forth in the Declaration are incorporated herein and made a part hereof by this reference.

2.2. Capitalized terms used in this Supplement, unless otherwise defined in this Supplement, shall have the meanings ascribed to them in the Declaration.

2.3. On the date upon which ownership of each of the tracts comprising the Designated Common Property is transferred to the Association (as to each tract, the “**Transfer Date**”), such tract shall be included in the definition of “**Common Property**” in the Declaration.

2.4. From and after the Transfer Date, the definition of “**Common Streets and Roads**” in the Declaration shall include the tract identified as “Tract U” on the plat described in Exhibit “B” attached hereto.

2.5. From and after the Effective Date, each of the subdivided lots described in Exhibit “A” attached hereto shall be a “**Gated Residential Lot**” as such term is defined in the Declaration.

2.6. From and after the Effective Date, each of the subdivided lots described in Exhibit “A” attached hereto shall be a “**Lot**” as such term is defined in the Declaration.

2.7. From and after the Effective Date, each of the subdivided lots described in Exhibit “A” attached hereto shall be a “**Parcel**” as such term is defined in the Declaration.

2.8. From and after the Effective Date, the definition of “**Property**” in the Declaration shall include the Designated Property.

2.9. From and after the Effective Date, each of the subdivided lots described in Exhibit “A” attached hereto shall be a “**Residential Lot**” as such term is defined in the Declaration.

2.10. From and after the Transfer Date, the drainage easements identified on the plat described in Exhibit "A" and Exhibit "B" attached hereto shall be included in the definition of "**Surface Water Management System**".

3. Annexation of Designated Property. From and after the Effective Date, the Designated Property is hereby subjected to the provisions of the Declaration, as supplemented, amended and/or restated from time to time. The Designated Property shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered in accordance with the provisions of the Declaration, as supplemented, amended and/or restated from time to time, which shall run with title to the Designated Property and shall be binding upon all persons having any right, title or any interest therein, their respective heirs, legal representatives, successors, successors-in-title and assigns. The provisions of this Supplement shall be binding upon the Association in accordance with the terms of the Declaration.

4. Annexation of Designated Common Property. From and after the Transfer Date, the Designated Common Property is hereby subjected to the provisions of the Declaration, as supplemented, amended and/or restated from time to time. The Designated Common Property shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered in accordance with the provisions of the Declaration, as supplemented, amended and/or restated from time to time, which shall run with title to the Designated Common Property and shall be binding upon all persons having any right, title or any interest therein, their respective heirs, legal representatives, successors, successors-in-title and assigns. The provisions of this Supplement shall be binding upon the Association in accordance with the terms of the Declaration.

5. Provisions Related to Townhomes. The subdivided lots identified as Lots 38 through 49, 57 through 81, and 89 through 103, on the plat described in Exhibit "A" attached hereto, are intended for development as townhomes. Therefore, upon completion of any townhome building located on the aforementioned Lots, the provisions of Section 4 of the Second Supplement, as amended from time to time, shall apply to such townhome building and such provisions are incorporated into this Supplement and made a material part of this Supplement by this reference. In addition, upon completion of any such townhome building, the provisions of Section 2 of the Thirteenth Supplement, as amended from time to time, shall apply to such townhome building.

6. Reaffirmation. Except as expressly modified by this Supplement, the Declaration remains unmodified and in full force and effect.

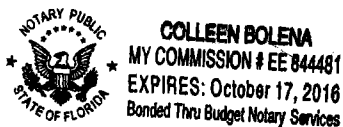
IN WITNESS WHEREOF, the Declarant has caused this Supplement to be executed effective as of the day and year first above written.

WITNESSES:	DECLARANT:
<p><i>Colleen Bolena</i>                      _____                      Print Name: <u>Colleen Bolena</u></p> <p><i>Kimberly Meeks</i>                      _____                      Print Name: <u>Kimberly Meeks</u></p>	<p><b>EAGLE CREEK DEVELOPMENT CORPORATION</b>, a Florida corporation</p> <p>By: <i>Jonathan Claber</i>                      _____                      Name: <u>Jonathan Claber</u>                      Title: <u>President</u></p>

STATE OF FLORIDA  
 COUNTY OF SEMINOLE

On this day personally appeared before me, Jonathan Claber, as President of Eagle Creek Development Corporation, a Florida corporation, to me well known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he/she executed the same on behalf of said corporation.

WITNESS my hand and the official seal this 12<sup>th</sup> day of October, 2015.



(NOTARY SEAL)

*Colleen Bolena*  
 \_\_\_\_\_  
 Notary Public, State of Florida  
 My commission expires: 10/17/2016

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF DESIGNATED PROPERTY**

(Eagle Creek Village L Phase 3B Lots)

Lots 16 through 32, inclusive, Lots 38 through 49, inclusive, Lots 57 through 81, inclusive, and Lots 89 through 103, inclusive, **EAGLE CREEK VILLAGE L PHASE 3B**, according to the plat thereof as recorded in Plat Book 87, Pages 19 through 21, inclusive, of the Public Records of Orange County, Florida.

**EXHIBIT "B"**

**LEGAL DESCRIPTION OF DESIGNATED COMMON PROPERTY**

(Eagle Creek Village L Phase 3B Association Tracts)

Tracts L, M, N, O, P, Q, R, S, T and U, **EAGLE CREEK VILLAGE L PHASE 3B**, according to the plat thereof as recorded in Plat Book 87, Pages 19 through 21, inclusive, of the Public Records of Orange County, Florida.

**TOGETHER WITH** the drainage easements identified on the above-referenced plat including, specifically, those over Tracts O and Q.