

Prepared by, Record and Return to:
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Eagle Creek Development Corporation
c/o Emerson International, Inc.
370 CenterPointe Circle, Suite 1136
Altamonte Springs, FL 32701

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Phil Diamond, Comptroller
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[Cross-Reference to
ORB 7254, Page 4027,
Doc #20040009798]

**TWENTY-SEVENTH SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK**

THIS TWENTY-SEVENTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EAGLE CREEK (this “**Supplement**”) is made effective as of the 24th day of FEBRUARY, 2017, 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, 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, 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 (the **“Seventeenth Supplement”**), Eighteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded September 15, 2015 in ORB 10983, Page 5048, Nineteenth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded September 23, 2015 in ORB 10987, Page 0398, Twentieth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded October 20, 2015 in ORB 11000, Page 4790, Twenty-First Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded October 23, 2015 in ORB 11002, Page 6965, Twenty-Second Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded November 2, 2015, in ORB 11006, Page 5608, Twenty-Third Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded February 16, 2016 as Document Number 20160079131, Twenty-Fourth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded August 10, 2016 as Document Number 20160412076, Twenty-Fifth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded August 17, 2016 as Document Number 20160429784, and Twenty-Sixth Supplement to Declaration of Covenants, Conditions, Easements and Restrictions for Eagle Creek recorded December 21, 2016 as Document Number 20160661062, 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, as amended by the Seventeenth Supplement, 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 and to the jurisdiction of the Association, which Designated Property is located within Eagle Creek.

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. 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.

2.4. Each of the subdivided lots described in **Exhibit "A"** attached hereto shall be a "**Lot**" as such term is defined in the Declaration.

2.5. Each of the subdivided lots described in **Exhibit "A"** attached hereto shall be a "**Parcel**" as such term is defined in the Declaration.

2.6. The definition of "**Property**" in the Declaration is hereby amended to include the Designated Property.

2.7. Each of the subdivided lots described in **Exhibit "A"** attached hereto shall be a "**Residential Lot**" as such term is defined in the Declaration.

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

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK-
SIGNATURE PAGE FOLLOWS]**

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

WITNESSES:

DECLARANT:

Colleen Bolena

Print Name: Colleen Bolena

Lakeya Gaines

Print Name: Lakeya Gaines

EAGLE CREEK DEVELOPMENT CORPORATION, a Florida corporation

By: *Jonathan Claber*

Name: Jonathan Claber

Title: President

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 executed the same on behalf of said corporation.

WITNESS my hand and the official seal this 22nd day of December, 2016.



(NOTARY SEAL)

Colleen Bolena

Notary Public, State of Florida

My commission expires: 10/31/2020

EXHIBIT "A"

LEGAL DESCRIPTION OF DESIGNATED PROPERTY

(Replatted Eagle Creek Phase 1C -2 - Part A Tracts into 21 "Village F" Lots)

Lots 53 through 73, inclusive, **EAGLE CREEK PHASE 1C-2-PART E VILLAGE F**, according to the plat thereof as recorded in Plat Book 91, Pages 106 and 107, of the Public Records of Orange County, Florida.