

Prepared by and return to:
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#1

SECOND AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
THE PLACE

THIS SECOND AMENDMENT to the Master Declaration of Covenants, Conditions, Easements and Restrictions for The Place is made this 15th day of August, 2018, by The Place at Corkscrew, LLC, a Florida limited liability company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the Master Declaration of Covenants, Conditions and Restrictions for The Place is recorded in Official Records Instrument No. 2017000047834, as subsequently amended, in the Public Records of Lee County, Florida (herein after referred to as the "Declaration"); and

WHEREAS, The Place at Corkscrew, LLC, a Florida limited liability company, is the Declarant thereunder; and

WHEREAS, pursuant to Section 14.3 of the Declaration, Declarant reserved, in its sole discretion, the unilateral right to amend the Declaration as long as Declarant holds property for sale in the ordinary course of business within the Community; and

WHEREAS, Declarant holds property for sale in the ordinary course of business within the Community; and

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

1. Section 12.15 of the Declaration is hereby deleted and replaced with the following:

12.15. Animals: Pets. The Board of Directors may impose reasonable Rules and Regulations governing the keeping of pets in the Community including but not limited to restrictions on: noise; nuisance; and where pets may be walked. The ability to keep a pet is a privilege, not a right, and the Board of Directors may revoke the privilege and order and enforce the removal from the Unit or Parcel of any pet which becomes a source of unreasonable annoyance or nuisance to other residents, or whose owner repeatedly refuses or fails to abide by this Section or the Rules and Regulations put in place by the Board. Pets shall never be allowed to run freely upon any Parcel, Common Area or any other part of the Community and shall be exercised and walked in designated areas and leashed at all times while outside of the Unit. Any resident maintaining a pet shall be fully responsible for, and shall bear the expense of,

any damage to persons or property resulting therefrom. Such resident shall also be responsible for cleaning up after its pet. Any such damage shall be determined by and collected by the Association. Pets shall not be left unattended outside or in open areas such as lanais, porches, courtyards, garages, dog park, or similar areas. Commercial activities of any kind involving pets are prohibited, including without limitation breeding, training, grooming, veterinary services and boarding. Pit bulls, “wolf hybrids”, or other dogs prone to or exhibiting aggressive behavior) are prohibited. No reptiles, amphibians, poultry or livestock may be kept in the Community. A location in the community may designated for a “dog park”. If a location is designated, the Board of Directors may impose Rules and Regulations governing its use.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Declarant has hereunto affixed its hand and seal this 15th day of August, 2018.

Signed sealed and delivered in our presence:

The Place at Corkscrew, LLC
a Florida limited liability company

Witnesses (2):

By: Corkscrew Farms, LLC
a Florida limited liability company
Its: Authorized Member

Sign: Morgan Meiser
Print: Morgan Meiser

By: [Signature]
Print: Joseph Cameratta
Its: Manager

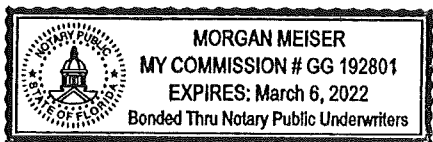
Sign: Cheryl Smith
Print: Cheryl Smith

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of August, 2018, by Joseph Cameratta, as Manager of Corkscrew Farms, LLC, a Florida limited liability company, Manager of The Place at Corkscrew, LLC, a Florida limited liability company on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public – State of Florida



Sign: Morgan Meiser
Print: Morgan Meiser
My Commission Expires: March 6, 2022