

This instrument prepared by and return to:  
Epperson Ranch, LLC  
c/o Metro Development Group  
2502 N. Rocky Point Dr.  
Suite 1050  
Tampa, FL 33607

INSTR# 2019131714 BK 9950 PG 3453  
08/05/2019 05:03pm Page 1 of 5  
Rcpt: 2078381 Rec: 44.00  
DS: 0.00 IT: 0.00  
Nikki Alvarez-Sowles, Esq.  
Pasco Clerk & Comptroller, ad Interim

**FOURTH AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.**

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC. (the "Fourth Amendment") is made and entered into this 30th day of July, 2019, effective the 30th day of July, 2019 by EPPERSON RANCH, LLC a Florida limited liability company, hereinafter referred to as Declarant.

**RECITALS**

**WHEREAS**, the Epperson South Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions (the "Declaration"), was executed on the 18<sup>th</sup> day of November, 2016, and recorded in O.R. Book 9462, Pages 3859 through 3937, of the Public Records of Pasco County, Florida, (the "Declaration"), and as modified and amended by a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. recorded on the 16<sup>th</sup> day of October, 2017 in O.R. Book 9618, Pages 3856 through 3907, of the Public Records of Pasco County, Florida (the "Declaration"); and as modified and amended by a Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. recorded on the 20<sup>th</sup> day of March, 2018 in O.R. Book 9708 pages 471 through 477, of the Public Records of Pasco County, Florida; and as modified and amended by a Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. recorded on the 24<sup>th</sup> day of July, 2018 in O.R. Book 9834 pages 3711 through 3717, of the Public Records of Pasco County, Florida (the "Declaration").

**WHEREAS**, Article XII of the Original Declaration provides that, so long as Declarant is in control of the Association and maintains its Class "B" memberships status, Declarant may initiate, adopt and make any amendment to this Declaration without the joinder or consent of any Owner or any other party, subject only to the restrictions set forth in Section 720.3075(5), Florida Statutes.

**WHEREAS**, Declarant is in control of the Association and maintains its Class "B" membership status.

**WHEREAS**, Declarant desires to amend the Original Declaration as set forth in this Fourth Amendment.

**NOW THEREFORE**, Declarant does hereby amend the Declaration as set forth in this Fourth Amendment:

1. By virtue of the authority reserved in Article IV, of the Declaration, the real property is annexed to and made subject to the provisions of the Declaration:

#### **EPPERSON NORTH TOWNHOMES PHASE 4**

**DESCRIPTION:** A parcel of land lying in Sections 26 & 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 27, run thence along the East boundary of the Southeast 1/4 of Section 27, N.00°10'46"W., a distance of 81.20 feet; to the POINT OF BEGINNING; thence N.87°07'44"W., a distance of 80.90 feet; thence S.77°14'40"W., a distance of 18.61 feet; thence N.89°24'18"W., a distance of 50.98 feet; thence N.52°38'29"W., a distance of 25.22 feet; thence S.59°51'53"W., a distance of 22.81 feet; thence N.89°26'12"W., a distance of 151.46 feet; thence N.04°13'19"W., a distance of 31.65 feet; thence N.02°55'58"W., a distance of 43.67 feet; thence Northerly, 42.30 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 96°56'36" (chord bearing N.05°23'11"E., 37.43 feet); thence N.43°05'07"W., a distance of 19.57 feet; thence N.03°41'29"W., a distance of 61.96 feet; thence N.63°06'47"W., a distance of 278.28 feet; thence N.72°34'37"W., a distance of 148.47 feet; thence N.68°08'52"W., a distance of 12.03 feet; thence N.68°00'15"W., a distance of 74.48 feet; thence N.65°27'03"W., a distance of 28.97 feet; thence N.19°40'41"W., a distance of 384.43 feet; thence Southwesterly, 265.74 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 13°58'06" (chord bearing S.42°09'44"W., 265.08 feet); thence Southerly, 111.95 feet along the arc of a compound curve to the left having a radius of 93.33 feet and a central angle of 68°43'33" (chord bearing S.00°48'54"W., 105.36 feet); thence S.29°22'36"W., a distance of 100.69 feet; thence Southwesterly, 113.68 feet along the arc of a non-tangent curve to the left having a radius of 109.41 feet and a central angle of 59°31'57" (chord bearing S.57°25'50"W., 108.64 feet); thence S.27°39'51"W., a distance of 168.99 feet; thence Southwesterly, 104.56 feet along the arc of a tangent curve to the right having a radius of 1210.00 feet and a central angle of 04°57'04" (chord bearing S.30°08'23"W., 104.53 feet); thence N.56°10'17"W., a distance of 120.03 feet; thence Northeasterly, 91.65 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 04°49'03" (chord bearing N.30°04'23"E., 91.62 feet); thence N.27°39'51"E., a distance of 168.99 feet; thence Northerly, 143.87 feet along the arc of a tangent curve to the left having a radius of 109.41 feet and a central angle of 75°20'34" (chord bearing N.10°00'26"W., 133.73 feet); thence N.26°35'51"E., a distance of 82.28 feet; thence Easterly, 150.20 feet along the arc of a non-tangent curve to the left having a radius of 127.83 feet and a central angle of 67°19'16" (chord bearing N.68°24'08"E., 141.70 feet); thence Northeasterly, 304.21 feet along the arc of a reverse curve to the right having a radius of 1210.00 feet and a central angle of 14°24'18" (chord bearing N.41°56'38"E., 303.41 feet); thence N.49°08'47"E., a distance of 211.12 feet; thence Northeasterly, 37.29 feet along the arc of a tangent curve to the left having a radius of 1090.00 feet and a central angle of 01°57'36" (chord bearing N.48°09'59"E., 37.28 feet); thence S.42°48'48"E., a distance of 120.00 feet; thence Northeasterly, 91.15 feet along the arc of a non-tangent curve to the left having a radius of 1210.00 feet and a central angle of 04°18'59" (chord bearing N.45°01'42"E., 91.13 feet); thence S.82°59'12"E., a distance of 58.51 feet; thence N.86°04'39"E., a distance of 135.58 feet; thence S.66°25'11"E., a distance of 107.79 feet; thence S.50°21'39"E., a distance of 17.59 feet; thence S.59°30'37"E., a distance of 297.62 feet; thence Easterly, 435.06 feet along the arc of a non-tangent curve to the left having a radius of 375.00 feet and a central angle of 66°28'19" (chord bearing

N.85°17'50"E., 411.07 feet); thence Northeasterly, 140.16 feet along the arc of a reverse curve to the right having a radius of 275.00 feet and a central angle of 29°12'07" (chord bearing N.66°39'44"E., 138.65 feet); thence Easterly, 33.35 feet along the arc of a reverse curve to the left having a radius of 200.00 feet and a central angle of 09°33'17" (chord bearing N.76°29'09"E., 33.31 feet); thence S.27°17'01"E., a distance of 389.38 feet; thence S.14°21'23"W., a distance of 208.22 feet; thence S.16°22'20"W., a distance of 30.43 feet; thence S.29°46'27"W., a distance of 74.47 feet; thence S.20°47'52"W., a distance of 60.28 feet; thence S.04°31'58"W., a distance of 32.73 feet; thence S.66°59'20"E., a distance of 14.33 feet; thence S.14°16'34"W., a distance of 26.50 feet; thence S.02°47'44"E., a distance of 60.12 feet; thence S.24°54'45"W., a distance of 92.43 feet; thence N.87°50'04"W., a distance of 112.55 feet; thence N.87°57'07"W., a distance of 154.85 feet; thence S.85°18'07"W., a distance of 19.29 feet; thence N.89°34'38"W., a distance of 102.21 feet; thence N.86°34'05"W., a distance of 40.46 feet to the POINT OF BEGINNING.

Containing 27.888 acres, more or less.

*[Remainder of Page Intentionally Blank]*

2. No Other Modifications. All provisions of the Declaration not modified hereby or inconsistent herewith, shall remain as originally contained therein.

IN WITNESS WHEREOF, Declarant has duly executed this Amendment on the date first written above.

WITNESSES:

DECLARANT:

EPPERSON RANCH, LLC  
a Florida limited liability company

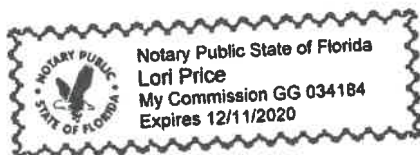
Kelley Rammel  
Witness #1  
Kelley Rammel  
Printed Name

By: [Signature]  
John M. Ryan  
Its Manager

[Signature]  
Witness #2  
Christie Davie  
Printed Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2019, by John M. Ryan, as Manager of EPPERSON RANCH LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.



[Signature]  
Notary Public, State of Florida  
Printed name: Lori Price  
My Commission Expires: 12/11/2020

## JOINDER

### EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.

EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC. ("Association") does hereby join in the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. (the "Fourth Amendment") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association acknowledges that this Joinder is for convenience purposes only, inasmuch as Association has no right to approve the Fourth Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 30<sup>th</sup> day of July, 2019.

WITNESSES:

**EPPERSON SOUTH HOMEOWNERS  
ASSOCIATION, INC.,** a Florida not for profit  
corporation

Print Name: Kelley Rummel

Print Name: Christie Dawie

By: [Signature]

Name: John M. Ryan

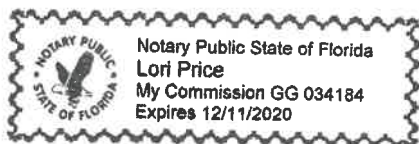
Title: President

{SEAL}

STATE OF FLORIDA )  
COUNTY OF Hillsborough ) SS.:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2019 by John Ryan, as President of EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification, on behalf of the corporation.

My commission expires: 12/11/2020



[Signature]  
NOTARY PUBLIC, State of Florida

Print Name Lori Price