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By: [Signature]

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**THIRD AMENDMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
MIRADA MASTER HOMEOWNERS ASSOCIATION, INC.**

This THIRD AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRADA MASTER HOMEOWNERS ASSOCIATION, INC. (this "Amendment") is made and entered into this 12 day of October, 2021, effective the 12 day of October, 2021, by CR PASCO DEVELOPMENT COMPANY, LLC, a Delaware limited liability company ("CR Pasco"), CRCG ONE LP, a Delaware limited partnership ("CRCG One"), and CRCG TWO LP, a Delaware limited partnership ("CRCG Two") (CR Pasco, CRCG One, and CRCG Two being collectively referred to herein as the "Declarant"), and joined by the MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Master Association").

RECITALS

WHEREAS, the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mirada Master Homeowners Association, Inc. was executed on the 10th day of May, 2018, and recorded in O.R. Book 9727, Page 1554, of the Public Records of Pasco County, Florida (the "Records"), and subsequently modified, supplemented, and amended by: that certain First Amendment to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mirada Master Homeowners Association, Inc. recorded in O.R. Book 9926, Page 2937, of the Records; and that certain Second Amendment to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mirada Master Homeowners Association, Inc. recorded in O.R. Book 10233, Page 799, of the Records (collectively and as so modified, the "Original Declaration").

WHEREAS, Article XII of the Original Declaration provides that, so long as Declarant is in control of the Master Association and maintains its Class "B" memberships status, Declarant may initiate, adopt and make any amendment to the Original 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 Master Association and maintains its Class "B" membership status.

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

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

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of this Third Amendment.
2. **Conflicts.** In the event of any conflict between this Third Amendment and the Original Declaration, this Third Amendment shall control. Whenever possible, this Third Amendment and the Original Declaration shall be construed as a single document.
3. **Definitions.** All initially capitalized terms not defined herein shall have the meanings set forth in the Original Declaration.
4. **Amendments.** Article XVI of the Original Declaration is hereby amended to add the following new section as Section 5:
 5. **FHA/VA/USDA Compliance.** Notwithstanding any inconsistent or contrary provision in this Declaration, if and for so long as any Lot is encumbered by a mortgage insured by the Federal Housing Administration ("FHA"), Veterans Administration ("VA") or United States Department of Agriculture ("USDA"), any restrictions in this Declaration on renting, subleasing, or reconveyance of Lots that violate any mandatory FHA, VA, or USDA underwriting guidelines or requirements shall not apply to such Lot or its Owner, to the extent of any such violation, with any compliant portion of such restrictions remaining in full force and effect.
5. **No Other Modifications.** All provisions of the Original Declaration not modified hereby or inconsistent herewith, shall remain as originally contained therein.

[Remainder of page intentionally blank. Execution page follows.]

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

WITNESSES:

CR PASCO:

CR PASCO DEVELOPMENT COMPANY, LLC, a Delaware limited liability company

By: **CR PASCO INVESTORS, LLC**, a Delaware limited liability company, its Sole Member

By: **SUBSTANTIA CANNON, LLC**, a Delaware limited liability company, its Managing Member

Print Name:

Michael Lawson

Print Name:

Jennifer Barrs

By:

John M. Ryan, Manager

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of October, 2021, by **John M. Ryan**, as Manager of **SUBSTANTIA CANNON, LLC**, a Delaware limited liability company, as Managing Member of **CR PASCO INVESTORS, LLC**, a Delaware limited liability company, the sole Member of **CR PASCO DEVELOPMENT COMPANY, LLC**, a Delaware limited liability company, on behalf of such companies. He is personally known to me.



NOTARY PUBLIC, State of Florida

Print Name:

Commission expires:

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

WITNESSES:

CRCG ONE:

CRCG ONE LP, a Delaware limited partnership

By: CRGP, INC., a Delaware corporation, its
General Partner

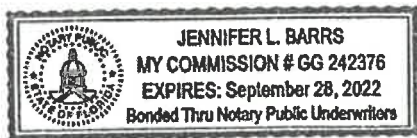

Print Name: Michael Lawson

Print Name: Jennifer Barrs

By: 
John Ryan, President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of October, 2021, by **John Ryan**, as President of CRGP, INC., a Delaware corporation, the general partner of **CRCG ONE LP**, a Delaware limited partnership, on behalf of the corporation and limited partnership. He is personally known to me.




NOTARY PUBLIC, State of Florida

Print Name: _____

Commission expires: _____

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

WITNESSES:

CRCG TWO:

CRCG TWO LP, a Delaware limited partnership

By: CRGP, INC., a Delaware corporation, its
General Partner

Print Name: _____

Michael Lawson

Print Name: _____

Jennifer Barrs

By: _____

John Ryan, President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of October, 2021, by **John Ryan**, as President of CRGP, INC., a Delaware corporation, the general partner of **CRCG TWO LP**, a Delaware limited partnership, on behalf of the corporation and limited partnership. He is personally known to me.



NOTARY PUBLIC, State of Florida

Print Name: _____

Commission expires: _____

JOINDER

MIRADA MASTER HOMEOWNERS ASSOCIATION, INC.

MIRADA MASTER HOMEOWNERS HOMEOWNERS ASSOCIATION, INC. ("**Master Association**") does hereby join in the **THIRD AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRADA MASTER HOMEOWNERS ASSOCIATION, INC.** (the "**Amendment**") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Master Association acknowledges that this Joinder is for convenience purposes only, inasmuch as Master Association has no right to approve the Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 12 day of October, 2021.

WITNESSES:

MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Print Name:

Michael Lawson

By:

Name: John M. Ryan

Print Name:

Jennifer Barrs

Title: President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of October, 2021, by **John M. Ryan**, as President of **MIRADA MASTER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me.



NOTARY PUBLIC, State of Florida

Print Name:

Commission expires: