

Return to: (enclose self-addressed stamped envelope)

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Orlando, Florida 32801

This Instrument Prepared by:

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Orlando, Florida 32801

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**FIRST AMENDMENT TO MASTER DECLARATION OF
COVENANTS, RESTRICTIONS AND EASEMENTS FOR
CELEBRATION POINTE**

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CELEBRATION POINTE ("First Amendment") is made this 20th day of June, 2019 by CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC, a Florida limited liability company, its successors and assigns (the "Master Declarant"), and is joined in by CELEBRATION POINTE MASTER ASSOCIATION, INC., a Florida corporation not-for-profit (the "Master Association").

WHEREAS, the Master Declarant and Master Association entered into that certain Master Declaration of Covenants, Restrictions and Easements for Celebration Pointe ("Master Declaration") dated May 15, 2018 and recorded May 17, 2018 in Official Records Book 4133, Page 2585, Public Records of St. Lucie County, Florida; and

WHEREAS, the Master Declarant and Master Association desire to change the name of the owners association in connection with the townhome phase to be known as "Celebration Pointe" referenced in the Master Declaration.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, the Master Declarant and Master Association agree as follows:

Section 1.32 entitled "Sub-Association" under Article I, Definitions is hereby amended to read as follows:

"SUB-ASSOCIATION" shall mean Celebration Pointe at St. Lucie I Community Association, Inc., a Florida corporation not for profit and Celebration Pointe Townhome Association, Inc., a Florida corporation not-for-profit, their successors and assigns which association is responsible for the maintenance and preservation of the Property initially existing in Celebration Pointe and/or any other association created or to be created to administer specific portions of the Property and common areas or common elements

lying within such portions pursuant to a declaration of condominium or declaration of covenants and restrictions affecting such portions.

All other terms and conditions set forth in the Master Declaration will remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment has been signed by the Master Declarant and joined in by the Master Association on the respective dates set forth below.

MASTER DECLARANT:

CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC, a Florida limited liability company

WITNESSES AS TO MASTER DECLARANT:

Phoebe Trask
Signature
Print Name: Phoebe Trask

By: [Signature]
Antonio A. Huerta, Manager

Kristie F. Miranda
Signature
Print Name: Kristie F. Miranda

(SEAL)

STATE OF FLORIDA)
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Antonio A. Huerta, the Manager of CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of June, 2019.

Kristie F. Miranda
Notary Public, State of Florida at Large

My Commission Expires:

Kristie F. Miranda
Notary Public, State of Florida at Large
My Comm. Expires 03-24-2022
Bonded Through
American Association of Notaries

MASTER ASSOCIATION:

CELEBRATION POINTE MASTER ASSOCIATION, INC, a Florida corporation not for profit

WITNESSES AS TO MASTER ASSOCIATION:

P. Trask
Signature
Print Name Phoebe Trask

By: [Signature]
Antonio A. Huerta, President

[Signature]
Signature
Print Name Kristie F. Miranda

(SEAL)

STATE OF FLORIDA)
COUNTY OF St. Lucie)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Antonio A. Huerta, the President of CELEBRATION POINTE MASTER ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of June, 2019.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires:

Kristie F. Miranda
Notary Public
KRISTIE E. MIRANDA
State of Florida Notary Public
Commission # GG 197974
My Comm. Expires 03-24-2022
Bonded Through
American Association of Notaries