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J.K. JESS IRBY, ESQ.
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RECORD AND RETURN TO:
John F. Roscow, IV
Holden, Roscow & Caedington, PL
5608 NW 43rd Street
Gainesville, Florida 32653

**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR FLINT ROCK AGRIHOOD**

This Third Amendment to the Declaration of Covenants and Restrictions for Flint Rock Agrihood is made this 13th day of October, 2022, by **FLINT ROCK AGRIHOOD, LLC**, a Florida limited liability company ("DECLARANT").

WHEREAS, DECLARANT reserved the right under Article 11.1 of the Declaration to amend the Declaration.

WHEREAS, DECLARANT, in its desire to provide for the preservation of the values and amenities in such community and for the maintenance of its common properties, makes the following amendments to the Declaration of Covenants and Restrictions for Flint Rock Agrihood dated February 26, 2021, and filed March 16, 2021, in Official Records Book 4869, page 485, Public Records of Alachua County, Florida, as amended in Official Records Book 4897, page 878, and as amended in Official Records Book 4933, page 748, Public Records of Alachua County, Florida.

Now therefore, the Declaration is hereby amended as follows:

Article 8.3 is hereby deleted in its entirety and is hereby replaced with the following paragraph:

8.3 Units Assessed. There shall be no ASSESSMENTS for COMMON EXPENSES as to any LOT not containing a UNIT and which is owned by the DECLARANT; however, if a third-party purchaser other than DECLARANT purchases any LOT, then the third-party purchaser shall pay COMMON EXPENSES regardless of whether or not the LOT contains a UNIT. The DECLARANT contemplates the development of three phases of development: the Garden, the Orchard, and the Parke. The DECLARANT prior to turnover to the ASSOCIATION, or the ASSOCIATION after turnover of control from the DECLARANT to the ASSOCIATION, shall establish the association dues for each phase, which may be different within each phase of three phases of development. Except for the foregoing, the ASSESSMENTS for COMMON EXPENSES assessed against each LOT shall be equal within each of the phases. The ASSESSMENT for COMMON EXPENSES as to each LOT upon which a UNIT is constructed shall commence on the date that a certificate of occupancy for the UNIT is issued, or upon the first occupancy of the UNIT, whichever occurs first.

IN WITNESS WHEREOF, DECLARANT has executed this THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FLINT ROCK AGRIFOOD this 12th day of October, 2022.

Witnesses:

Timber Reed

Print name: Timber Reed

Suzan J. Carnright

Print name: Suzan J. Carnright

FLINT ROCK AGRIFOOD, LLC, a Florida Limited Liability Company

By: Tara Beauchamp

TARA A. BEAUCHAMP
Manager

STATE OF FLORIDA

COUNTY OF DIXIE

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization this 12th day of October, 2022, by TARA A. BEAUCHAMP, as Manager of FLINT ROCK AGRIFOOD, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.



SUZAN J. CARNRIGHT
Commission # HH 221237
Expires February 2, 2026

My commission expires:

Suzan J. Carnright
Notary Public

Print name: Suzan J. Carnright