

This Instrument Prepared by and Return to:

J. Paul Fanning, Esq.
Shutts & Bowen LLP
201 East Las Olas Blvd.
Suite 2200
Fort Lauderdale, Florida 33301

*Cross Reference to Declaration Recorded in Official Records Book
21380, Page 1995, et seq., of the Public Records of Duval County,
Florida*

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**DECLARANT'S AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR TROUT RIVER**

This instrument ("Amendment") is made as of this 9th day of JUNE, 2025,
by FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("Declarant"),
having an office located at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258.

WHEREAS, Declarant has executed that certain Declaration of Covenants, Conditions,
Restrictions and Easements for Trout River (as same may be amended or supplemented
(collectively hereinafter referred to as the "Declaration"), recorded in Official Records Book
21380, Page 1995, of the Public Records of Duval County ("County"), Florida; and

WHEREAS, the Declaration provides in Section 13.8.1 that, among other things, until the
"Turnover Date," all amendments or modifications shall only be made by Declarant without the
requirement of the "Association's" consent or the consent of the "Owners" so long as such
amendments do not materially impair the common plan of development of "Trout River" (all such
terms as defined in the Declaration); and

WHEREAS, the Declaration further provides in Section 13.8.1 that no amendment shall be
made by Declarant which impairs the rights and privileges of a "Participating Builder(s)" (as such
term is defined in the Declaration) or adversely affects a Participating Builder(s) without the prior
written consent of the Participating Builder(s); and

WHEREAS, Declarant desires to amend the Declaration with regard to certain matters
contained in the Declaration; and

WHEREAS, the Turnover Date has not occurred as of the date first above written; and

WHEREAS, this Amendment does not materially impair the common plan of development of Trout River, does not impair the rights and privileges of a Participating Builder(s), nor does it adversely affect a Participating Builder(s), and therefore the prior written consent of the Participating Builder(s) is not required.

NOW, THEREFORE, Declarant hereby declares that the Declaration is hereby amended as follows (underlining indicates additions and ~~struck through~~ type indicates deletions):

1. The recitations set forth herein are true and correct and are incorporated herein by reference. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.

2. Section 6.3 of the Declaration is hereby amended as follows:

6.3. Collection of Assessments

In the event any Owner shall fail to pay any Assessment, or installment thereof, charged to such Owner within ten (10) ~~fifteen (15)~~ days after the same becomes due, then the Association, through its Board, shall have any and all of the following remedies to the extent permitted by law, which remedies are cumulative and which remedies are not in lieu of, but are in addition to, all other remedies available to the Association:

3. This Amendment shall become effective upon recording amongst the Public Records of the County.

4. As modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

[Signatures appear on following page]

IN WITNESS WHEREOF, this Amendment has been signed by Declarant on the date set forth above.

WITNESSES AS TO DECLARANT:

DECLARANT:

FORESTAR (USA) REAL ESTATE
GROUP INC., a Delaware corporation

H Allen
Print Name Heather L. Allen
Address: 14785 Old St. Augustine Rd.
STE 3, JACKSONVILLE FL 32258

By: Sarah Wicker
Name: Sarah Wicker
Title: Vice President

B Grossman
Print Name Beth A Grossman
Address: 14785 Old St. Augustine Rd.
STE 3, JACKSONVILLE FL 32258

STATE OF FLORIDA)
COUNTY OF Duval) SS

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 9th day of June, 2025,
by Sarah Wicker as Vice President of FORESTAR (USA) REAL
ESTATE GROUP INC., a Delaware corporation, on behalf of the corporation. He/She is (X)
personally known to me or () has produced _____ as
identification.

(NOTARY SEAL)



JARED PRICE
Notary Public
State of Florida
Comm# HH514401
Expires 4/10/2028

Jared Price
Notary Public, State of Florida
Print Name: Jared Price
Commission No.: HH514401
My Commission Expires: 4/10/28