

Recording: \$44.00
Prepared by and return to:
Kyle D. Elliott, Esq.
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

SIXTH AMENDMENT TO DECLARATION OF RESTRICTIONS FOR MIRASOL TOWN CENTER

This Sixth Amendment to Declaration of Restrictions for Mirasol Town Center (this "Sixth Amendment") is made effective this 04 day of January 2023 by LAUREL ROAD DEVELOPMENT, LLC, a Florida limited liability company ("Declarant").

RECITALS:

A. Declarant, joined by Mirasol Town Center Association, Inc., a Florida not for profit corporation ("Association"), previously recorded a Declaration of Restrictions for Mirasol Town Center in the Official Records as Instrument #2020097544, Public Records of Sarasota County, Florida (the "Declaration").

B. The Declaration was amended previously by instruments recorded in the Official Records as Instrument #2021226709, Instrument #2021226832, Instrument #2022048963, Instrument #2022145108, and Instrument #2022170444, Public Records of Sarasota County, Florida.

C. Article 2 of the Declaration reserves unto Declarant the right to make additional property subject to the provisions of the Declaration.

D. Article 18 of the Declaration further reserves unto Declarant the right to amend the Declaration prior to the Turnover, provided any such amendment reasonably conforms to the general purposes of the covenants and restrictions set forth in the Declaration.

E. Declarant desires to amend the Declaration with respect to certain matters as set forth herein.

NOW, THEREFORE, pursuant to the rights of Declarant reserved in Article 18 of the Declaration, the Declaration is hereby amended as follows:

1. All defined terms used herein have the meanings set forth in the Declaration unless separately defined herein.

2. The property legally described in Exhibit "E" attached to this Sixth Amendment, comprising the lands to be subdivided by Declarant as Mirasol Town Center, Phase 2, is hereby made subject to the provisions of the Declaration and added to the Center. Exhibit "E" is added to the Declaration to read the same as Exhibit "E" attached to this Amendment.

3. Section 1.42 is hereby added to the Declaration to read as follows:

1.42 Phase 2 Property means the real property legally described in Exhibit "E" attached to this Declaration. The designation of Phase 2 Property is made solely for purposes of subjecting the Phase 2 Property to the provisions of the Declaration and adding the Phase 2 Property to the Center.

4. Except as specifically set forth in this Sixth Amendment, all other provisions of the Declaration, as amended, are hereby acknowledged and affirmed, and all such other provisions shall be of full force and effect.

5. Declarant acknowledges and agrees that a portion of the Phase 2 Property (the "Lot 13"), which portion is described in that certain Fourth Amendment to Declaration of Restrictions for Mirasol Town Center recorded in the Official Records as Instrument #2022145108, Public Records of Sarasota County, Florida (the "Fourth Amendment") has already been made subject to the provisions of the Declaration and added as Phase 2 Property pursuant to the Fourth Amendment. As such, no joinder from the current owner of Lot 13 is required.

[Signature page follows]

IN WITNESS WHEREOF, Declarant has caused this Sixth Amendment to be executed in its name as of the day and year first above written.

WITNESSES:

LAUREL ROAD DEVELOPMENT, LLC

By: Vanguard Laurel Road, LLC,
a Florida limited liability company,
as its Manager

Kortney English
Signature of Witness
Kortney English
Print Name of Witness

By: [Signature]
John R. Peshkin, as its Manager

Alexandria Watson
Signature of Witness
ALEXANDRIA WATSON
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 4 day of January 2023 by John R. Peshkin, as Manager of Vanguard Laurel Road, LLC, a Florida limited liability company, the Manager of **LAUREL ROAD DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the companies. The above-named person is personally known to me or has furnished _____ as identification.

(Notary Seal)

Kortney English
Signature of Notary Public

Kortney English
Print Name of Notary Public



Kortney English
Comm. #HH011902
Expires: June 17, 2024
Bonded Thru Aaron Notary

I am a Notary Public of the State of Florida, and my commission expires on 6/17/2024

JOINDER OF ASSOCIATION

MIRASOL TOWN CENTER ASSOCIATION, INC., a Florida corporation not for profit (the "Association"), hereby joins in and consents to the foregoing Sixth Amendment and agrees to the provisions thereof.

In witness whereof, the Association has caused this joinder to be executed in its name by its duly authorized officer as of the 4th day of JANUARY 2023.

WITNESSES:

MIRASOL TOWN CENTER ASSOCIATION, INC.

Kortney English
Signature of Witness

By: [Signature]
Daniel L. Peshkin
As its President

Kortney English
Print Name of Witness

[Signature]
Signature of Witness

ALEXANDRIA WATSON
Print Name of Witness

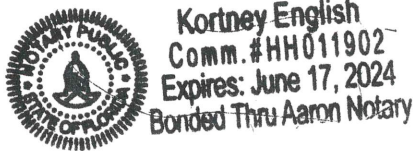
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 4 day of January 2023 by Daniel L. Peshkin, as the President of **MIRASOL TOWN CENTER ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation. The above-named person is personally known to me or has furnished _____ as identification.

Kortney English
Signature of Notary Public

(Notary Seal)

Kortney English
Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on 6/17/2024

EXHIBIT E

Tracts 300 and 301, MIRASOL TOWN CENTER, as per plat thereof recorded in Plat Book 54, page 162, Public Records of Sarasota County, Florida.