

PREPARED BY AND RETURN TO:

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-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SEVENTH SUPPLEMENTAL DECLARATION
TO AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS FOR
SOLTERRA RESORT**

THIS SEVENTH SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT (this “**Supplement**”) is made on this 13th day of March, 2020, by AK OAKMONT LLC, a Florida limited liability company (the “**Declarant**”), joined by SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

RECITALS

A. AK Oakmont LLC is the “Declarant” pursuant to that certain AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT recorded in Official Records Book 8825, Page 1490, as amended by the JOINDER AND CONSENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT recorded in Official Records Book 8891, Page 321, and as amended by that certain FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT recorded in Official Records Book 9074, Page 1245, and by that certain SUPPLEMENT TO DECLARATION FOR SOLTERRA RESORT recorded in Official Records Book 9397, Page 924, and by that certain SUPPLEMENT TO DECLARATION FOR SOLTERRA RESORT recorded in Official Records Book 9414, Page 1820, and by that certain SUPPLEMENT TO DECLARATION FOR SOLTERRA RESORT recorded in Official Records Book 9704, Page 231, and by that certain FOURTH SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT recorded in Official Records Book 10557, Page 988 (“**Fourth Supplement**”), and by that certain FIFTH SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT recorded in Official Records Book 10831, Page 2009 (“**Fifth Supplement**”), and by that certain SIXTH SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT recorded as

Instrument No. 2019267505 ("**Sixth Supplement**"), all of the Public Records of Polk County, Florida (collectively, the "**Declaration**").

B. The Declaration provides in Section 2.02 that the Declarant may, in its sole, absolute and unfettered discretion, subject additional land to the Declaration by recording a Supplemental Declaration.

C. Declarant wishes, in accordance with Section 2.02 of the Declaration, to file of record this Supplement for the purpose of annexing additional land to Solterra Resort as set forth herein.

NOW THEREFORE, the Declarant hereby amends and supplements the Declaration as set forth herein.

1. Recitals and Defined Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this Supplement. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. Conflicts. In the event there is a conflict between this Supplement and the Declaration, this Supplement shall control. Whenever possible, this Supplement and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Annexation. The Declaration is hereby amended by the addition of the real property legally described in **Schedule 1** attached hereto and incorporated herein by this reference (collectively, the "**Additional Property**"). The Additional Property shall be subject to each and every term, condition, covenant, easement and restriction of the Declaration as it exists and as it may be amended from time to time.

4. Service Area Designation. The Additional Property legally described in **Schedule 1** attached hereto and incorporated herein by this reference is hereby designated as included within the Short Term Rental Service Area.

5. Ratification. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially supplemented hereinabove, is hereby ratified and confirmed in its entirety.

6. Covenant. This Supplement shall be a covenant running with the land and shall be effective immediately upon its recording in Polk County, Florida.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by its duly authorized representative and has affixed its company seal as of this 13th day of March, 2020.

WITNESSES:

"DECLARANT"

AK OAKMONT LLC, a Florida limited liability company

Cardice Smith
Print Name: Cardice Smith
[Signature]
Print Name: [Signature]

By: [Signature]
Name: James P. Harvey
Title: Vice President
[Company Seal]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of March, 2020, by James P. Harvey, as Vice President of AK OAKMONT LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Print Name: [Signature]
My Commission Expires: 01-27-24




JOINDER


SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the SEVENTH SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLTERRA RESORT (the "**Supplement**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Amendment and does not affect the validity of the Amendment as the Association has no right to approve the Amendment.


IN WITNESS WHEREOF, the undersigned has executed this Joinder on this ____ day of March, 2020.

WITNESSES:

SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation


Print Name: Candice Smith

By: 
Name: James P. Harvey
Title: President

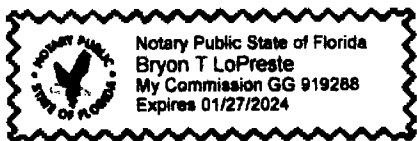

Print Name: Bryan T. LoPreste


{CORPORATE SEAL}

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of March, 2020, by James P. Harvey, as President of SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

My commission expires: 01/27/2024




NOTARY PUBLIC, State of Florida at Large
Print Name: Bryan T. LoPreste

Schedule 1

DESCRIPTION: A portion of Tract J, SOLTERRA PHASE 2C-1 according to the plat thereof as recorded in Plat Book 169, Page 30 of the Public Records of Polk County, Florida, a portion of Solterra Boulevard, SOLTERRA PHASE 2A-1 according to the plat thereof as recorded in Plat Book 158, Page 50 of the Public Records of Polk County, Florida and a parcel of land lying in Section 10, Township 26 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of the Southeast 1/4 of said Section 10; thence along the East boundary of the Southeast 1/4 of said Section 10, S.00°44'51"E., a distance of 1418.00 feet to the Northeast corner of the aforesaid SOLTERRA PHASE 2C-1; thence along the North boundary of said SOLTERRA PHASE 2C-1 the following eight (8) courses: 1) S.89°15'09"W., a distance of 596.13 feet; 2) S.72°30'02"W., a distance of 607.75 feet; 3) S.26°36'32"W., a distance of 26.18 feet; 4) N.63°23'28"W., a distance of 163.46 feet; 5) Westerly, 289.01 feet along the arc of a tangent curve to the left having a radius of 220.00 feet and a central angle of 75°16'06" (chord bearing S.78°58'29"W., 268.67 feet); 6) S.41°20'26"W., a distance of 166.28 feet; 7) S.09°10'57"E., a distance of 167.98 feet; 8) N.90°00'00"W., a distance of 81.56 feet; thence Westerly, 97.53 feet along the arc of a non-tangent curve to the left having a radius of 320.00 feet and a central angle of 17°27'43" (chord bearing S.81°19'32"W., 97.15 feet); thence S.72°35'41"W., a distance of 59.25 feet to a point on the North boundary of the aforesaid SOLTERRA PHASE 2A-1; thence along said North boundary the following two (2) courses: 1) Southwesterly, 75.56 feet along the arc of a tangent curve to the left having a radius of 255.00 feet and a central angle of 16°58'40" (chord bearing S.64°06'21"W., 75.29 feet); 2) Westerly, 50.09 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 28°41'54" (chord bearing S.69°57'58"W., 49.57 feet); thence Westerly, 62.91 feet along the arc of a non-tangent curve to the right having a radius of 70.00 feet and a central angle of 51°29'32" (chord bearing N.78°48'31"W., 60.81 feet); thence N.53°03'45"W., a distance of 150.23 feet to a point on the aforesaid North boundary of SOLTERRA PHASE 2A-1; thence along said North boundary the following two (2) courses: 1) Northwesterly, 25.01 feet along the arc of a tangent curve to the right having a radius of 472.00 feet and a central angle of 03°02'09" (chord bearing N.51°32'41"W., 25.01 feet); 2) N.50°01'36"W., a distance of 11.29 feet to the Southeast corner of SOLTERRA PHASE 2B according to the plat thereof as recorded in Plat Book 173, Page 38 of the Public Records of Polk County, Florida; thence along the boundary of said SOLTERRA PHASE 2B the following eight (8) courses: 1) N.29°39'35"E., a distance of 136.57 feet; 2) N.24°43'01"E., a distance of 40.18 feet; 3) N.30°31'19"E., a distance of 122.00 feet; 4) Easterly, 168.83 feet along the arc of a non-tangent curve to the left having a radius of 108.00 feet and a central angle of 89°33'54" (chord bearing N.75°44'22"E., 152.15 feet); 5) N.30°57'25"E., a distance of 777.02 feet; 6) Northwesterly, 301.66 feet along the arc of a non-tangent curve to the right having a radius of 402.00 feet and a central angle of 42°59'43" (chord bearing N.22°24'45"W., 294.64 feet); 7) S.52°02'42"W., a distance of 253.66 feet; 8) S.76°43'35"W., a distance of 186.01 feet to a point on the boundary of OAKMONT PHASE 1 according to the plat thereof as recorded in Plat Book 148, Page 16 of the Public Records of Polk County, Florida; thence along said boundary the following eleven (11) courses: 1) N.18°51'36"W., a distance of 95.23 feet; 2) N.32°17'48"W., a distance of 103.41 feet; 3) N.56°47'23"W., a distance of 159.59 feet; 4) N.11°19'08"W., a distance of 70.38 feet; 5) N.20°34'17"E., a distance of 78.62 feet; 6) N.48°35'58"E., a distance of 104.35 feet; 7) N.51°43'57"E., a distance of 111.42 feet; 8) N.33°02'43"E., a distance of 109.77 feet; 9) N.16°42'11"E., a distance of 57.11 feet; 10) N.15°45'53"W., a distance of 66.88 feet; 11) N.02°43'44"W., a distance of 49.46 feet to a point on the North boundary of Southeast 1/4 of said Section 10; thence along said North boundary, N.89°35'39"E., a distance of 2002.40 feet to the POINT OF BEGINNING.

Containing 69.568 acres, more or less.