

**TENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GATEWAY CENTRE**

THIS TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWAY CENTRE (this "Tenth Amendment") is made and executed effective as of this 23 day of January, 2018, by **HUNTLEY PROPERTIES, LLC**, a Florida limited liability company (together with its successors and assigns, "Declarant").

RECITALS

A. The Gateway Centre is a development of regional impact which was approved by the City of Pinellas Park ("City") pursuant to Ordinance No. 1617, as amended by Ordinance No. 1662 (the "First Amendment"), as amended by Ordinance No. 2109 (the "Second Amendment"), as amended by Ordinance No. 2230 (the "Third Amendment"), as amended by Ordinance No. 2250 (the "Fourth Amendment"), as amended by the Ordinance No. 2885 (the "Fifth Amendment"), and rescinded on November 10, 2016, (cumulatively, the Development Order").

B. By virtue of that certain Declaration of Covenants, Conditions, and Restrictions for Gateway Centre (the "Original Declaration") dated December 24, 1986, recorded in O.R. Book 6391, Page 411, of the Public Records of Pinellas County, Florida, Gateway Centre Joint Venture, a Florida general partnership ("Previous Declarant") as predecessor in interest to Declarant, placed upon that certain real property located in Pinellas County, Florida (the "Gateway Centre") described in the Original Declaration, certain covenants, conditions and restrictions as described in the Original Declaration.

C. The Original Declaration was amended by that certain (i) Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "First Amendment") dated May 18, 1989, recorded in O.R. Book 7005, Page 355 of the Public Records of Pinellas County, Florida, by Previous Declarant (ii) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Second Amendment") dated March 13, 2002, recorded in O.R. Book 11887, Page 1132 of the Public Records of Pinellas County, Florida, by Previous Declarant (iii) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Third Amendment") dated March 18, 2002, recorded in O.R. Book 11896, Page 1994 of the Public Records of Pinellas County, Florida, by Previous Declarant (iv) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Fourth Amendment") dated June 24, 2003, recorded in O.R. Book 12899, Page 1 of the Public Records of Pinellas County, Florida, by Previous Declarant (v) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Fifth Amendment") dated March 17, 2008, recorded in O.R. Book 16524, Page 2355 of the Public Records of Pinellas County, Florida, by Previous Declarant (vi) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Sixth Amendment") dated January 27, 2011, recorded in O.R. Book 17276, Page 966 of the Public Records of Pinellas County, Florida, by Previous Declarant (vii) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Seventh Amendment") dated August 26, 2011, recorded in O.R. Book 17358, Page 1126 of the Public Records of Pinellas County, Florida, by Previous Declarant (viii) Eighth Amendment to

Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Eighth Amendment") dated October 15, 2012, recorded in O.R. Book 17753, Page 1144 of the Public Records of Pinellas County, Florida, by Previous Declarant and (ix) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "Ninth Amendment") dated December 21, 2017, recorded in O.R. Book 19900, Page 1806 of the Public Records of Pinellas County, Florida (the Original Declaration, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment and Ninth Amendment hereinafter referred to as the "Declaration").

D. Declarant, who is a Class B member of the Gateway Centre Property Owners Association ("Association") and is entitled to cast at least 75% of the outstanding voting rights of the Association, desires to amend the Declaration, in accordance with Section 8.1(f) of the Declaration, as provided herein.

E. The Board of Directors of the Gateway Centre Property Owners Association desires to consent to and approve the terms and provisions of this Tenth Amendment.

AGREEMENT

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

Section 3.3: Voting Rights. Section 3.3 Subparagraph (b) of paragraph entitled "Class B" as amended by the Fifth Amendment is hereby amended and restated to read as follows:

(b) ten (10) years following the recording of this Tenth Amendment.

Section 10.1: Terms and Amendments. Section 10.1 is hereby amended and restated to read as follows:

This Declaration may be amended or modified only by an instrument signed by the Owners having at least seventy-five percent (75%) of the Class B voting interests in the Association. Upon the expiration or conversion of all Class B votes in accordance with Section 3.3 of the Declaration this Declaration may be amended or modified only by an instrument signed by the Owners having at least seventy-five percent (75%) of the Class A voting interests in the Association.

Invalidation of any term or provision of this Tenth Amendment by judgement or court order shall not affect any of the provisions hereof which shall remain in full force and effect.

Except as expressly amended hereby, the remaining terms and conditions of the Declaration shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

EXECUTED to be effective as of the date first set forth above.

Signed, sealed and delivered
in the presence of:

Cyndi Ramos
(Witness Signature)
Print Name: Cyndi Ramos

Chris Cheatham
(Witness Signature)
Print Name: Chris Cheatham

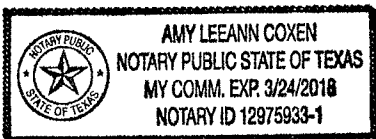
DECLARANT:

HUNTLEY PROPERTIES, LLC,
a Florida limited liability company,

By: Dawn Huntley Mattox
Print Name: Dawn Huntley Mattox

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 23 day of January, 2018, by Dawn Huntley Mattox, as the Manager of **HUNTLEY PROPERTIES, LLC**, a Florida limited liability company, on behalf of such company, who is [] personally known to me or [☒] has produced TX Driver License as identification.



AFFIX NOTARY STAMP

Amy Leeann Coxen
Signature of Notary Public
(Print Notary Name) Amy Leeann Coxen

CONSENT OF BOARD OF DIRECTORS

The Board of Directors of Gateway Centre Property Owners Association, Inc., a Florida non-profit corporation—hereby consents to and approves the terms and provisions of this Tenth Amendment, such consent and approval being granted in satisfaction of any applicable requirements of the Declaration.

**BOARD OF DIRECTORS OF GATEWAY,
CENTER PROPERTY OWNERS' ASSOCIATION,
INC.,** a Florida non-profit corporation

Executing solely in their respective capacities
and not in their individual capacities

By: _____

Print Name: Dawn Huntley Mattox

By: _____

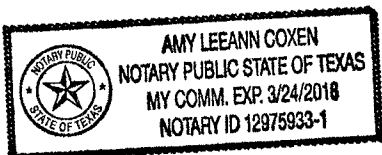
Print Name: David H. Huntley

By: _____

Print Name: David I. Huntley

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 23 day of January, 2018, by Dawn Huntley Mattox, as a member of the Board of Directors of **GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida non-profit corporation, on behalf of such corporation, who is [] personally known to me or [☒] has produced TX Driver License as identification.

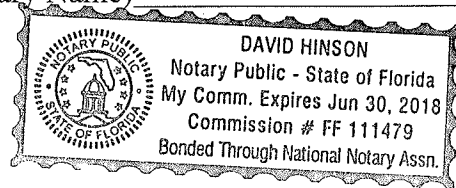


Amy Leeann Coxen
Signature of Notary Public
(Print Notary Name) Amy Leeann Coxen

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22 day of JANUARY, 2018, by David H Huntley, as a member of the Board of Directors of **GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida non-profit corporation, on behalf of such corporation, who is [] personally known to me or [☒] has produced FL Driver License as identification.

David H. Huntley
Signature of Notary Public
(Print Notary Name)



STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22 day of JANUARY, 2018, by David I. Huntley, as a member of the Board of Directors of **GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida non-profit corporation, on behalf of such corporation, who is [] personally known to me or [☒] has produced FL Driver License as identification.

David I. Huntley
Signature of Notary Public
(Print Notary Name)

