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**FOURTEENTH AMENDMENT TO SECOND AMENDED AND RESTATED  
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR TESORO**

**AND**

**SUPPLEMENTAL DECLARATION**

THIS FOURTEENTH AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR TESORO AND SUPPLEMENTAL DECLARATION (this "Amendment") is entered into as of the 23rd day of December, 2021 (the "Effective Date") by RM Tesoro, LLC, a Florida limited liability company ("Declarant") with offices at 1401 Forum Way, Suite 700, West Palm Beach, Florida, 33401.

**RECITALS**

WHEREAS, Declarant, by virtue of that certain Assignment and Assumption of Declarant's Rights dated October 16, 2020 and recorded in Official Records Book 4496, Page 1647 of the Public Records of St. Lucie County, Florida, became the "Declarant" under that certain Declaration of Covenants, Restrictions and Easements for Tesoro, recorded in Official Records Book 1512, Page 2802, and Supplemental Declaration recorded in Official Records Book 1662, Page 2666; as amended and restated in Official Records Book 1759, Page 364; and amended and restated in Official Records Book 1803, Page 898; and amended and supplemented in Official Records Book 1849, Page 1691, Official Records Book 2075, Page 1983, Official Records Book 2178, Page 354, Official Records Book 2374, Page 2508, Official Records Book 2402, Page 1717, Official Records Book 2520, Page 729, Official Records Book 2520, Page 733, Official Records Book 2535, Page 2913, Official Records Book 3159, Page 28, Official Records Book 3187, Page 621, Official Records Book 3257, Page 1519, Official Records Book 4295, Page 2424, Official Records Book 4555, Page 1172, Official Records Book 4579, Page 4 and Official Records Book 4625, Page 2005; as affected by that Release from Declaration recorded in Official Records Book 2114, Page 2115 (collectively, the "Master Declaration"), as of the Public Records of St. Lucie County, Florida.

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

1. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Master Declaration.

2. By way of clarification, the “Tesoro Club Property” (f/k/a “Country Club Property”) as such term is used in the Master Declaration includes those properties and facilities know as: (i) the swim and racquet club and all adjacent courts; (ii) the golf club house; (iii) the main club house, spa, fitness center and salon; and (iv) two golf courses, a putting green, a driving range and other golf related infrastructure. Declarant continues to reserve the right (pursuant to Article I, Section 13) to designate other properties as Tesoro Club Property, in Declarant’s sole discretion.

3. The term “Tesoro Club, LLC” shall hereinafter been known as “Tesoro Club” and shall refer to the present and all future owners of the Tesoro Club Property and, to the extent there are multiple owners thereof, all such multiple owners to the extent the context permits when read in its broadest sense and for the benefit of such multiple owners. In the event of any issue or doubt as to who can exercise the rights as owner of the Tesoro Club Property, the Declarant shall have the power to conclusively resolve such issues and doubts as it deems appropriate, in its sole discretion, for so long as it is the Declarant.

4. Prior to the recordation of this Amendment, pursuant to Article II, Section 9, as added by the Second Amendment to the Master Declaration recorded at Official Records Book 2374, Page 2508, all Lots (with certain exceptions stated therein) were obligated to acquire and maintain in good standing a golf membership from the Tesoro Club (the “Golf Membership Obligation”). As a result of this Amendment, Declarant is given the discretion to relieve a Lot Owner of the Golf Membership Obligation (entirely or for a limited period of time) on whatever terms and conditions Declarant deems appropriate, in its sole and absolute discretion, which relief shall be in the form of a letter signed by an authorized representative of the Declarant, identifying the Lots in question by legal description or address and addressed to the Lot Owner and the POA or, if the Declarant so chooses, by recording a notice on the Official Records of St. Lucie County. Notwithstanding the exclusion in favor of Builders in the first line of Article II, Section 9, no Builder shall be exempt from the Golf Membership Obligation for more than two (2) years from the date such Builder substantially completes construction of a residence on such Lot.

5. Article II, Section 10(A) (which was added by the Third Amendment to the Master Declaration recorded at Official Records Book 2402, Page 1717), is hereby deleted in its entirety.

6. As a matter of clarification, the right of Repurchase in favor of the Declarant contained in Article IX, Section 21, has expired and is no longer applicable.

7. The Tesoro Club shall have the power and authority, from time to time in its or their sole discretion, to publish, amend, revoke and otherwise modify the Membership Plan Documents by simply making the new Membership Plan documents available to all Tesoro Club members and, upon request, to the owners of Lots not then members, without having to record same on the Official Records St. Lucie County or otherwise distribute same or seek approval from any person, entity or governmental authority.

*[signature on next page]*

[signature page for 14<sup>th</sup> Amendment]

IN WITNESS WHEREOF, Declarant has duly executed this 14<sup>th</sup> Amendment and Supplemental Declaration, as of December 7, 2021.

**DECLARANT:**

**RM Tesoro, LLC**  
a Florida limited liability company

By:   
\_\_\_\_\_  
Timothy M. Jones, Authorized Signatory

STATE OF NEW YORK            )  
  ) SS.:  
COUNTY OF Westchester    )

I HEREBY ACKNOWLEDGE that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was sworn to and acknowledged before me [X] in my physical presence or [ ] by online notarization by Timothy M. Jones, an Authorized Signatory of RM Tesoro, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me.

WITNESS my hand official seal in the County and State last aforesaid this 23 day of ~~May~~ December 2021.

**DIANA NETRDA**  
**Notary Public-State of New York**  
**No. 01NE6349538**  
**Qualified in Westchester County**  
**Commission Expires October 24, 2024**

Diana Netrda  
\_\_\_\_\_  
Notary

Diana Netrda  
\_\_\_\_\_  
Typed, printed or stamped name Notary Public  
My Commission Expires: October 24, 2024