

THIS INSTRUMENT PREPARED BY:
Charles Mann
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR LAKEWOOD NATIONAL GOLF CLUB**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKEWOOD NATIONAL GOLF CLUB (the "Amendment") is made this 20 day of March, 2020, by LENNAR HOMES, LLC, a Florida limited liability company, (hereinafter called the "Declarant").

WHEREAS, the Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Lakewood National Golf Club on December 19, 2016, in Official Records Book 2652, Page 4778, et seq., and as may have been subsequently amended, of the Public Records of Manatee County, Florida (the "Declaration"); and

WHEREAS, the Declarant previously submitted all of the Lands to the Declaration which are intended to be developed as Lakewood National Golf Club; and

WHEREAS, the Declarant has re-platted a portion of the Lands subject to the Declaration, which re-platted property is more particularly described on Exhibit "A" attached hereto and incorporated herein, and further described herein as "Lakewood National Golf Club, Phase II-K"; and

WHEREAS, pursuant to Section 18.10 of the Declaration, Declarant reserved the unilateral right to amend the Declaration so long as the Declarant holds any property for sale in the ordinary course of business within the Community; and

WHEREAS, Declarant holds property for sale in the ordinary course of business within the Community; and

WHEREAS, the Declarant desires to amend the Declaration to update the Declaration related to the replat of Lakewood National Golf Club, Phase II-K.

NOW THEREFORE, in consideration of the foregoing, the Declarant hereby amends the Declaration as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference. All initially capitalized terms used and not otherwise defined have the meanings ascribed thereto in the Declaration.

2. Declarant confirms that all of the real property located in Manatee County, Florida, and more particularly described on Exhibit "A" attached hereto is contained within the Lakewood National Golf Club, Phase II-K, and is therefore subject to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration.

3. Exhibit "E" to the Declaration, the Fiscal and Budgetary Information Respecting Lakewood National Golf Club, is hereby amended to apply to and include Lakewood National Golf Club, Phase II-K.

4. Exhibit "F" to the Declaration, the Maintenance Program for Lakewood National Golf Club, is hereby amended to apply to and include Lakewood National Golf Club, Phase II-K.

5. Exhibit "G" to the Declaration, the Right of Entry and Compliance with Manatee County Land Development Code, is hereby amended to apply to and include Lakewood National Golf Club, Phase II-K.

6. Exhibit "H" to the Declaration, the Notice to Buyers, is hereby amended to apply to and include Lakewood National Golf Club, Phase II-K.

7. Exhibit "J" to the Declaration, the List of Holdings of the Lakewood National Golf Club, Inc., a Florida Corporation, not for profit, is hereby amended to add the List of Holdings attached hereto and incorporated herein as Exhibit "B".

8. The Declaration, as amended and modified by this Amendment, is ratified and confirmed. Except as otherwise modified by this Amendment, the Declaration remains valid and in full force and effect.

9. In the event of a conflict between this Amendment and the provisions of the Declaration, the provisions of this Amendment will control.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Declarant has executed this Amendment on the day and year first above written.

Witnesses:

Mary Thompson
Printed name: MARY THOMPSON

Candyn Jean Fatta
Printed name: Candyn Jean Fatta

Lennar Homes, LLC,
a Florida limited liability company

By: _____
Darin McMurray, Vice President

STATE OF FLORIDA)

COUNTY OF LEE)

The foregoing instrument was acknowledged before me, by means of physical presence, this 20 day of March, 2020, by Darin McMurray, as Vice President of **Lennar Homes, LLC**, a Florida limited liability company, who is personally known to me.

Amy Renee Hofschnider
Notary Public

Amy Renee Hofschnider
Printed name of Notary Public

My Commission Expires:

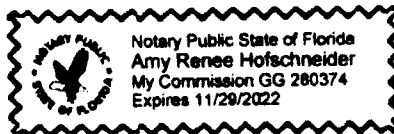


Exhibit "A"

LAKWOOD NATIONAL GOLF & COUNTRY CLUB, PHASE II-K

DESCRIPTION:

A REPLAT OF TRACT 715 OF LAKEWOOD NATIONAL GOLF CLUB, PHASE II, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 1 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 715; THENCE ALONG THE OUTLINE OF SAID TRACT 715 THE FOLLOWING TWENTY FOUR (24) COURSES: (1) S 78°56'00" W, A DISTANCE OF 316.00 FEET; (2) N 11°04'00" W, A DISTANCE OF 79.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1158.00 FEET; (3) NORTHERLY ALONG ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°22'22", A DISTANCE OF 351.12 FEET TO THE POINT OF TANGENCY; (4) N 06°18'22" E, A DISTANCE OF 211.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1816.00 FEET; (5) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°16'38", A DISTANCE OF 706.08 FEET TO THE POINT OF TANGENCY; (6) N 28°34'59" E, A DISTANCE OF 119.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 997.00 FEET; (7) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°46'59", A DISTANCE OF 500.85 FEET TO THE POINT OF TANGENCY; (8) N 00°12'00" W, A DISTANCE OF 635.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 247.00 FEET; (9) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°14'38", A DISTANCE OF 376.10 FEET TO THE POINT OF TANGENCY; (10) N 87°26'38" W, A DISTANCE OF 240.19 FEET; (11) N 02°33'22" E, A DISTANCE OF 133.00 FEET; (12) S 87°26'38" E, A DISTANCE OF 49.56 FEET; (13) N 02°33'22" E, A DISTANCE OF 50.00 FEET; (14) N 87°26'38" W, A DISTANCE OF 49.99 FEET; (15) N 02°33'22" E, A DISTANCE OF 133.00 FEET; (16) S 87°26'38" E, A DISTANCE OF 240.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 563.00 FEET; (17) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°14'38", A DISTANCE OF 857.28 FEET TO THE POINT OF TANGENCY; (18) S 00°12'00" W, A DISTANCE OF 635.55 FEET TO THE POINT OF CURVATURE OF A CURVE THE RIGHT HAVING A RADIUS OF 1313.00 FEET; (19) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°46'59", A DISTANCE OF 659.60 FEET TO THE POINT OF TANGENCY; (20) S 28°34'59" W, A DISTANCE OF 119.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET; (21) SOUTHERLY ALONG THE ARC OF

SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $22^{\circ}16'38''$, A DISTANCE OF 583.21 FEET TO THE POINT OF TANGENCY; (22) S $06^{\circ}18'22''$ W, A DISTANCE OF 211.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 842.00 FEET; (23) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $17^{\circ}22'22''$, A DISTANCE OF 255.30 FEET TO THE POINT OF TANGENCY; (24) S $11^{\circ}04'00''$ E, A DISTANCE OF 79.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.83 ACRES, MORE OR LESS.

Exhibit "B"

(List of Holdings-Association)

LAKWOOD NATIONAL GOLF CLUB, PHASE II-K

The following is a list of proposed holdings of LAKWOOD NATIONAL GOLF CLUB, INC., a Florida Corporation, not for profit, consisting of lands within LAKWOOD NATIONAL GOLF CLUB, PHASE II-K and improvements thereon which are presently under construction and are to be completed by the developer, Lennar Homes, LLC:

1. Tracts 126 and 127 are "Community Common Area" Tracts, with responsibility for maintenance.
2. Tract 309 is a "Private Road/Drainage Easement/Public Utility Easement" Tract, with responsibility for maintenance assigned to the Lakewood Ranch Stewardship District and/or the Lakewood National Golf Club, Inc.

It is contemplated that the Lakewood Ranch Stewardship District ("District") could take title to some of the Tracts and improvements thereon and use and maintain the same pursuant to restrictions applicable to Lakewood National Golf Club, Phase II-K and the Land Development Code of Manatee County. It is further contemplated that, following completion of the above-described improvements, that the Association may take title to the above Tracts and the improvements thereon that are not conveyed to the District. The use and maintenance of such Association Tracts will be subject to the restrictions applicable to Lakewood National Golf Club, Phase II-K, the Land Development Code of Manatee County, and the Declaration of Covenants, Conditions Restrictions and Easements for Lakewood National Golf Club.