

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 19 day of November, 2018, 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 1F, A Subdivision"; 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 1F, A Subdivision.

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 1F, A Subdivision, and is therefore subject to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration.
3. Exhibit "I" to the Declaration, the List of Holdings of Lakewood Ranch Stewardship District, is hereby deleted and replaced with the Exhibit "I" attached hereto and incorporated herein.
4. Exhibit "J" to the Declaration, the List of Holdings of the Lakewood National Golf Club, Inc., a Florida Corporation, not for profit, is hereby deleted and replaced with the Exhibit "J" attached hereto and incorporated herein.
5. 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.
6. 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:

Jessica Chism
Printed name: 11-19-18
Jessica Chism

Amy Horschneider
Printed name: Amy Horschneider

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 this 19th day of NOVEMBER 2018, by Darin McMurray, as Vice President of Lennar Homes, LLC, a limited liability company, who is personally known to me or who has produced _____ as identification.

Deanna J. Craft
Notary Public
Deanna J. Craft

Printed name of Notary Public

My Commission Expires:



EXHIBIT "A"

REVISED SEPTEMBER 11, 2018

LAKWOOD NATIONAL GOLF & COUNTRY CLUB, PHASE 1F

DESCRIPTION:

TRACTS 615, 616, 617, 618, 619, 620 AND A PORTION OF TRACT 707 OF LAKEWOOD NATIONAL GOLF CLUB, PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 26 THROUGH 59 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:

BEGIN AT THE NORTHERN MOST CORNER OF TRACT 305 (PALMER CIRCLE, A PRIVATE ROAD) AND A POINT ON THE EASTERLY LINE OF TRACT 401 OF SAID PHASE I AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 41°11'00" E, AT A DISTANCE OF 675.00 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°54'50", A DISTANCE OF 128.58 FEET; (2) N 15°26'42" W, A DISTANCE OF 324.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 408.00 FEET; (3) NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°22'19", A DISTANCE OF 380.06 FEET; (4) N 52°04'23" W, A DISTANCE OF 272.63 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 707; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 707 AND THE NORTHERLY LINE OF TRACTS 615 THROUGH 620 THE FOLLOWING THREE (3) COURSES: (1) N 81°05'00" E, A DISTANCE OF 1068.11 FEET; (2) S 59°48'00" E, A DISTANCE OF 1134.12 FEET; (3) S 69°20'00" E, A DISTANCE OF 152.37 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AFORESAID TRACT 620; THENCE N 87°51'26" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 67.51 FEET; THENCE S 81°06'40" W, A DISTANCE OF 139.25 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 438.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°59'10", A DISTANCE OF 382.12 FEET TO THE END OF SAID CURVE; THENCE S 24°20'24" W, A DISTANCE OF 210.42 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 36°57'01" W, AT A DISTANCE OF 685.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°37'33", A DISTANCE OF 115.08 FEET TO THE END OF SAID CURVE; THENCE N 46°34'34" E, A DISTANCE OF 35.04 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 47°49'39" E, AT A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°14'27", A DISTANCE OF 157.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 48°04'05" E, A DISTANCE OF 107.72 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°25'44", A DISTANCE OF 294.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 64°30'11" E, A DISTANCE OF 243.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 120°48'36", A DISTANCE OF 105.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 56°18'25" W, A DISTANCE OF 36.66 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF TRACT 900 OF SAID PHASE I; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) N 87°26'38" W, A DISTANCE OF 100.90 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 658.00 FEET; (2) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°01'43", A DISTANCE OF 310.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) S 65°31'40" W, A DISTANCE OF 160.61 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 51°59'26" W, AT A DISTANCE OF

675.00 FEET; (4) NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°27'26", A DISTANCE OF 276.35 FEET; (5) S 28°32'00" W, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 400 OF SAID PHASE I AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 28°32'00" W, AT A DISTANCE OF 625.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AND BEING A PORTION OF SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 28°32'00", A DISTANCE OF 311.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 90°00'00" W, A DISTANCE OF 596.76 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG A PORTION OF THE NORTHERLY LINE OF SAID TRACT 400 AND TRACT 519 OF SAID PHASE I, THROUGH A CENTRAL ANGLE OF 41°11'00", A DISTANCE OF 449.24 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF AFORESAID TRACT 305; THENCE N 41°11'00" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE AFORESAID NORTHERN MOST CORNER OF TRACT 305 (PALMER CIRCLE, A PRIVATE ROAD); THENCE N 88°48'39" E, A DISTANCE OF 1449.08 FEET TO THE POINT OF BEGINNING; THENCE N 24°20'24" E, A DISTANCE OF 10.25 FEET TO A POINT ON THE ARC OF A CURVE TO RIGHT WHOSE RADIUS POINT BEARS S 36°57'01" W, AT A DISTANCE OF 685.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°37'33", A DISTANCE OF 115.08 FEET; THENCE S 46°34'34" W, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AFORESAID TRACT 900 AND A POINT ON THE ARC OF A CURVE TO LEFT WHOSE RADIUS POINT BEARS S 46°34'34" W, AT A DISTANCE OF 675.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°26'09", A DISTANCE OF 111.16 FEET TO THE POINT OF BEGINNING.

Exhibit "Y"

(List of Holdings-District)

LAKEWOOD NATIONAL GOLF CLUB, PHASE I, A SUBDIVISION

The following is a list of proposed holdings of LAKEWOOD RANCH STEWARDSHIP DISTRICT consisting of lands within LAKEWOOD NATIONAL GOLF CLUB, PHASE I, a subdivision, and improvements thereon which are presently under construction and are to be completed by the developer, Lennar Homes, LLC:

1. Tract 500 through 522, inclusive, are "Lake Tracts": Consists of Lake Tracts, Drainage, Utility and Landscape Maintenance Easement, with responsibility for maintenance.
2. Tract 601 through 614, inclusive, are "Conservation Easement" Tracts, with responsibility for maintenance.

LAKEWOOD NATIONAL GOLF CLUB, PHASE 1F, A SUBDIVISION

The following is a list of proposed holdings of LAKEWOOD RANCH STEWARDSHIP DISTRICT consisting of lands within LAKEWOOD NATIONAL GOLF CLUB, PHASE 1F, a subdivision, and improvements thereon which are presently under construction and are to be completed by the developer, Lennar Homes, LLC:

1. Tract 523 and 524, inclusive, are "Lake Maintenance Easement & Drainage Easement" Tracts, with responsibility for maintenance.

Exhibit "J"

(List of Holdings-Association)

LAKEWOOD NATIONAL GOLF CLUB, PHASE I, A SUBDIVISION

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

1. Tracts 100 through 108, inclusive are "Community Common Area" Tracts, with responsibility for maintenance.
2. Tracts 300 through 307, inclusive, are "Private Road Right-of-Way" Tracts: Consists of Drainage and Utility Easement with responsibility for maintenance.
3. Tracts 400 through 404, inclusive are "Golf Course" Tracts, with responsibility for maintenance.

LAKEWOOD NATIONAL GOLF CLUB, PHASE 1F, A SUBDIVISION

The following is a list of proposed holdings of LAKEWOOD NATIONAL GOLF CLUB, INC., a Florida Corporation, not for profit, consisting of lands within LAKEWOOD NATIONAL GOLF CLUB, PHASE 1F, a subdivision, and improvements thereon which are presently under construction and are to be completed by the developer, Lennar Homes, LLC:

1. Tracts 200 through 203, inclusive, are "Community Common Area" Tracts, with responsibility for maintenance.
2. Tracts 305 and 308, inclusive, are "Private Road/Drainage Easement/Public Utility Easement" Tracts, 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 I, Lakewood National Golf Club, Phase 1F 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 I, Lakewood National Golf Club, Phase 1F, the Land Development Code of Manatee County, and the Declaration of Covenants, Conditions, Restrictions and Easements for Lakewood National Golf Club.