

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

**AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR LORRAINE LAKES**

THIS AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORRAINE LAKES (the "Amendment") is made this 18 day of September, 2020, by **LENNAR HOMES, LLC**, a Florida limited liability company, (hereinafter called the "Declarant").

WHEREAS, the Declarant recorded that certain Master Declaration of Covenants, Conditions and Restrictions for Lorraine Lakes on February 20, 2020, in Official Records Instrument No. 202041018302, et seq. 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 Lorraine Lakes as recorded in Plat Book 67, Page 116, Public Records of Manatee County, Florida; 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 "Lorraine Lakes Phase IIA", which plat is recorded in Plat Book _____, Page _____, Public Records of Manatee County, Florida; and

WHEREAS, pursuant to Section 17.10 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 Lorraine Lakes Phase IIA.

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.

(NOTE: New language is shown in underline; language being deleted is shown in ~~strike through~~-type, otherwise all other provisions remain the same)

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 Lorraine Lakes Phase IIA, and is therefore subject to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration.

3. Exhibit "D" to the Declaration, the Fiscal and Budgetary Information Respecting Lorraine Lakes, is hereby amended to apply to and include Lorraine Lakes Phase IIA.

4. Exhibit "E" to the Declaration, the Maintenance Program Lorraine Lakes, is hereby amended to apply to and include Lorraine Lakes Phase IIA.

5. Exhibit "F" to the Declaration, the Right of Entry and Compliance with Manatee County Land Development Code, is hereby amended to apply to and include Lorraine Lakes Phase IIA.

6. Exhibit "G" to the Declaration, the Notice to Buyers, is hereby amended to apply to and include Lorraine Lakes Phase IIA and is further amended to read as follows:

~~18. A portion of the subdivision or some of the lots may be on, adjacent to or near a "personal wireless facility," such as cellular phone, radio, television, or other tower antenna. The General Development Plan includes "personal wireless facility" (i.e. cell tower) as an allowable use, potentially to be located on the southeast portion of the overall Lorraine Lakes site.~~

7. Exhibit "H" to the Declaration, the List of Holdings of Lorraine Lakes Master Association, Inc., a Florida Corporation, not for profit, is hereby amended to add the List of Holdings attached hereto as Exhibit "B" and incorporated herein.

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:

Kathy Chezem
Printed name: Kathy Chezem

David Negip
Printed name: DAVID NEGIP

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 18 day of September 2020, by Darin McMurray, as Vice President of **Lennar Homes, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

Amy Renee Hofschneider
Notary Public

Amy Renee Hofschneider
Printed name of Notary Public

My Commission Expires:

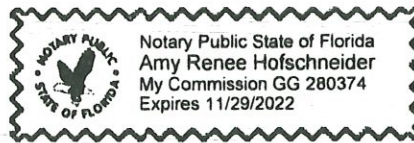


EXHIBIT "A"

**LORRAINE LAKES PHASE IIA
LEGAL DESCRIPTION
(BY ARDURRA GROUP, INC.)**

A PARCEL OF LAND BEING A PORTION OF TRACT 700 OF LORRAINE LAKES PHASE 1 ACCORDING TO PLAT BOOK 67, PAGE 116 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 14 AND 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LORRAINE LAKES PHASE 1 ACCORDING TO PLAT BOOK 67, PAGE 116 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°25'34" WEST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4, SAME BEING THE WEST BOUNDARY OF TRACT 700 OF SAID LORRAINE LAKES PHASE 1, A DISTANCE OF 1,372.59 FEET; THENCE, LEAVING SAID WEST LINE, NORTH 89°34'26" EAST, A DISTANCE OF 1,476.08 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 303.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 193.00 FEET, A CENTRAL ANGLE OF 89°59'13", AND A CHORD BEARING AND DISTANCE OF NORTH 44°34'50" EAST 272.91 FEET; THENCE NORTH 00°24'47" WEST, A DISTANCE OF 4.17 FEET; THENCE NORTH 89°35'13" EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 00°24'47" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°35'15" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°24'47" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°35'13" EAST, A DISTANCE OF 373.17 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 73.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 11°30'12", AND A CHORD BEARING AND DISTANCE OF NORTH 83°50'07" EAST 73.16 FEET; THENCE NORTH 78°05'01" EAST, A DISTANCE OF 37.37 FEET; THENCE SOUTH 14°52'49" EAST, A DISTANCE OF 108.27 FEET; THENCE NORTH 74°43'18" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 60°25'34" EAST 35.36 FEET; THENCE NORTH 74°34'26" EAST, A DISTANCE OF 117.29 FEET; THENCE NORTH 15°25'34" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 74°34'26" EAST, A DISTANCE OF 70.76 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AFORESAID TRACT 700, SAME BEING A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT 700 THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTHEASTERLY 262.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 865.00 FEET, A CENTRAL ANGLE OF 17°22'17", AND A CHORD BEARING AND DISTANCE OF NORTH 65°53'17" EAST 261.26 FEET; 2) SOUTH 32°47'51" EAST, A DISTANCE OF 135.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 3) SOUTHWESTERLY 23.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01°19'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°52'07" WEST 23.26 FEET; 4) SOUTH 31°27'54" EAST, A DISTANCE OF 185.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 5) NORTHEASTERLY 77.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,185.00 FEET, A CENTRAL ANGLE OF 03°46'07", AND A CHORD BEARING AND DISTANCE

OF NORTH 56°39'03" EAST 77.93 FEET; 6) SOUTH 38°59'28" EAST, A DISTANCE OF 135.12 FEET; 7) NORTH 51°00'32" EAST, A DISTANCE OF 20.00 FEET; 8) SOUTH 38°59'28" EAST, A DISTANCE OF 199.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 9) EASTERLY 84.10 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.20 FEET, A CENTRAL ANGLE OF 84°14'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°11'57" EAST 76.73 FEET; 10) NORTH 51°00'32" EAST, A DISTANCE OF 161.38 FEET; 11) SOUTH 38°59'28" EAST, A DISTANCE OF 135.00 FEET; 12) SOUTH 39°30'18" EAST, A DISTANCE OF 50.00 FEET; 13) SOUTH 38°59'28" EAST, A DISTANCE OF 195.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT 700, SAME BEING THE NORTHERLY RIGHT-OF-WAY RANGELAND PARKWAY ACCORDING TO OFFICIAL RECORDS BOOK 2746, PAGE 3274 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) SOUTH 51°00'32" WEST, A DISTANCE OF 890.66 FEET TO A POINT ON A CURVE TO THE RIGHT; 2) WESTERLY 2,021.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,940.00 FEET, A CENTRAL ANGLE OF 39°24'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°42'35" WEST 1,982.19 FEET; 3) NORTH 89°35'23" WEST, A DISTANCE OF 1,133.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 105.460 ACRES.

EXHIBIT "B"

(List of Holdings – Association)

The following is a list of proposed holdings of **LORRAINE LAKES HOMEOWNER'S ASSOCIATION, INC.**, a Florida corporation, not for profit, consisting of lands within **LORRAINE LAKES**, and improvements thereon which are presently or will be under construction and are to be completed by the developer, Lennar Homes, LLC:

1. Tract 301 "Private Access /Private Drainage/Public Utility Easement/Gate House and Gates" Tracts, with responsibility for maintenance.
2. Tract 410 through 418 are "Common Area"/Private Drainage and Public Utility Easement Tracts, with responsibility for maintenance.
3. Tract 526, 536 through 540, "Lake/Private Drainage/Public Utility Easement": Consists of Lake Tracts and Drainage and Utility Easements, with responsibility for maintenance.
4. Tract 604 through 605, "Conservation Areas/Private Drainage/Public Flowage/Public Utility Easement": Consists of Conservation Area Tracts, (which tracts may include, without limitation, wetland, wetland buffer and upland preservation areas) with responsibility for maintenance.

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 Lorraine Lakes 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 Lorraine Lakes, the Land Development Code of Manatee County, and the Declaration of Covenants, Conditions and Restrictions for Lorraine Lakes.