

Prepared by and Record and
Return to:

Mark C. Dearing, Esq.
4220 Race Track Road
St. Johns, FL 32259

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
BROWARD KEY**

This instrument ("**Amendment**") is made as of this 24 day of August, 2026 by D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation ("**Declarant**"), whose principal office is located at 4220 Race Track Road, St. Johns, Florida 32259, and joined in by BROWARD KEY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit ("**Association**").

WHEREAS, Declarant holds all rights as "Declarant" under that certain Assignment of Declarant Rights, Recorded in Official Records Book 22021, Page 1472 of the Public Records of Duval County, Florida (the "**Declaration**"); and

WHEREAS, the Declaration provides in Article XIV, Section 10, that Declarant may amend the Declaration so long as Declarant holds title to any Lot or Unit affected by the Declaration; and

WHEREAS, Declarant is the sole Declarant with any ownership interest remaining affected by the Declaration; and

WHEREAS, Declarant desires to amend the Declaration with regard to certain matters contained therein;

NOW, THEREFORE, Declarant hereby declares that the Declaration is hereby amended as follows:

1. The recitations set forth herein are true and correct and are incorporated herein by reference.
2. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.
3. Article VIII, Section 6 of the Declaration is hereby deleted in its entirety and replaced with the following:

Section 6. Initial Working Fund Contribution/Ongoing Working Fund Contribution. Each Owner who purchases a Lot directly from Declarant (each, an "Initial Owner") shall pay to the Association, at the time legal title is conveyed to such Owner, an "Initial Working Fund Contribution" in the amount of Two Thousand and 00/100 Dollars (\$2,000.00). Any future owner purchasing a Lot from an Initial Owner or any subsequent Owner in title to a Lot shall pay to the Association, at the time legal title is conveyed to such Ongoing Owner, an "Ongoing Working Fund Contribution" in the amount of One Thousand and 00/100 Dollars (\$1,000.00). Initial Working Fund Contributions and Ongoing Working Fund Contributions are each individually referred to as a "Working Fund Contribution", are not advance payments of Assessments and shall have no effect on future Assessments, nor will they be held in reserve. To ensure that the Association will have sufficient cash available to pay for start-up expenses, Operating Expenses and other expenses, Declarant may from time to time advance to the Association the Initial Working Fund Contribution applicable to any Lot(s) prior to the time legal title to such Lot(s) is conveyed to the Initial Owner(s) thereof. In the event Declarant advances the Initial Working Fund Contribution applicable to any Lot, then, at the time legal title to such Lot is conveyed to the Initial Owner thereof, the Initial Working Fund Contribution to be paid by such Owner to the Association pursuant to this Section 6 shall be paid directly to Declarant in reimbursement of the advance, instead of to the Association. Working Fund Contributions (whether paid by

Owner or advanced by Declarant) may also be used to offset Operating Expenses.

4. This Amendment shall become effective upon recording in the Public Records of Duval County, Florida.

5. The invalidity of any part of this Amendment shall not impair or affect in any manner the validity, enforceability, or effect of the balance of the Amendment which shall remain in full force and effect.

6. In the event of any conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control. Except as expressly modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, this Amendment has been signed by Declarant and joined in by the Association on the respective dates set forth below.

WITNESSES AS TO DECLARANT:

DECLARANT:

Deborah McClure
 Print Name: Deborah McClure
 Address: 4220 Race Track Road
 St. Johns, FL 32259

D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation

Anthony S. Then
 Print Name: Anthony S. Then
 Address: 4220 Race Track Road
 St. Johns, FL 32259

By: Dennis Then
 Dennis Then, Vice President

STATE OF FLORIDA)
) SS
 COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me, by physical presence, this 24 day of August, 2026, by Dennis Then, the Vice President of D.R. HORTON, INC.-JACKSONVILLE, a Delaware corporation, on behalf of the corporation, who is personally known to me, who affixed thereto the seal of the corporation.



DEBORAH E. MCCLURE
 Commission # HH 502505
 Expires July 10, 2028

Deborah E. McClure
 Notary Public, State and County Aforesaid
 Print Name: Deborah E. McClure
 Commission Number: HH 502505
 My Commission Expires: 7/10/28

[ACKNOWLEDGEMENTS CONTINUED ON NEXT PAGE]

WITNESSES AS TO ASSOCIATION:

Deborah McClure
Print Name: Deborah McClure
Address: 4220 Race Track Road
St. Johns, FL 32259

Anthony Sharp
Print Name: Anthony Sharp
Address: 4220 Race Track Road
St. Johns, FL 32259

ASSOCIATION:

BROWARD KEY OWNERS ASSOCIATION, INC.,
a Florida corporation not for profit

Brett S. Infante By: Brett S. Infante
Print Name: Brett S. Infante
Address: 4220 Race Track Road
St. Johns, FL 32259
Brett S. Infante, President

STATE OF FLORIDA)
) SS
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me, by physical presence, this 24 day of August, 2026 by Brett S. Infante, the President of Broward Key Owners Association, a Florida corporation not for profit, on behalf of the corporation, who is personally known to me, who affixed thereto the seal of the corporation.



DEBORAH E. MCCLURE
Commission # HH 502505
Expires July 10, 2028

Deborah E. McClure
Notary Public, State and County Aforesaid
Print Name: Deborah E. McClure
Commission Number: HH 502505
My Commission Expires: 7/10/28