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GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $27.00

Prepared by and Return To:
Tina M. Smith, Esquire
Smith Campbell, PA
26736 US Hwy 27, Ste. 202
Leesburg, FL 34748
File No.:

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF ESTES RESERVE

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Estes Reserve, as platted and recorded in the Public Records of Lake County, Plat Book 85, Page 68, is made this 6th day of November, 2025, by Burgland LH Estes Reserve LLC, a Florida limited liability company whose mailing address is 1810 W. Kennedy Blvd., Ste. 232, Tampa, FL 33606, (hereinafter referred to as "Declarant"), as Developer, with full power and authority to protect, conserve, sell, lease, encumber or otherwise dispose of the real property herein described. This First Amendment amends the Declaration of Covenants, Conditions, and Restrictions of Estes Reserve recorded in the Public Records of Lake County, at Official Records Book 6465, Pages 1451 through 1509 (the "CCRs").

WITNESSETH:

A. The Declarant is the Developer of property in Lake County, Florida hereinafter referred to as "Property" and legally described in **Exhibit "A"** attached hereto and by reference made a part hereof.

B. In order to ensure the orderly and favorable development of the Property, the Declarant desires to amend the previously recorded CCRs, as recorded as described above.

NOW THEREFORE, Declarant hereby declares that Article I, numbered paragraph 1.18 entitled "Developer," shall be replaced entirely by the following:

1.18 "Developer" shall mean Burgland LH Estes Reserve LLC, a Florida limited liability company, and its successors and assigns. Developer may assign all or a portion of its rights hereunder. In the event of a partial assignment, unless the assigning document states otherwise, the assignee shall not be deemed a Developer but may exercise such rights of Developer specifically assigned to it. Any such assignment may be made on a non-exclusive basis

NOW THEREFORE, Declarant hereby declares that Article VIII, numbered paragraph 8.4 entitled "Maximum Annual Assessment," shall be replaced entirely by the following:

8.4. Maximum Annual Assessment. Until January 1 of the year immediately following the date of the conveyance of the first Lot by Developer to an Owner, the maximum Annual Assessment shall be Fourteen Hundred and 00/100 Dollars ($1,400.00) per Lot. The actual amount of the Annual Assessment shall be determined by the Board on an annual basis upon the adoption of the Board of a twelve (12) month operating budget as set forth in Section 720.303(6), Florida Statutes, as amended from time to time, subject to the following:

8.4.1 From and after January 1 of the year immediately following the conveyance of the first Lot by the Developer to an Owner, the maximum Annual Assessment may be increased each year, unilaterally by the Board without the affirmative vote of or confirmation by the Members, by an amount not more than fifteen percent (15%) over the maximum Annual Assessment for the preceding year.

8.4.2 From and after January 1 of the year immediately following the conveyance of the first Lot by the Developer to an Owner, any increase in the maximum Annual Assessment more than fifteen percent (15%) of the preceding year's maximum Annual Assessment, requires the affirmative vote, in person or by proxy, or written consent, or any combination thereof, of a majority of the Members present and voting at a meeting duly called for such purpose.

8.4.3 The Board may fix the Annual Assessment at an amount not in excess of the maximum amount set forth herein.

IN WITNESS WHEREOF, the undersigned Declarant has executed this First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Estes Reserve this 6th day of November, 2025.

Signed, sealed and delivered in our presence:

Print: Candace Quebel
ADDRESS: 1120 E Kennedy Blvd 208
Tampa, FL 33602

Print: Cheryll McGrann
ADDRESS: 1120 E. Kennedy Blvd #208
Tampa FL 33602

BURGLAND LH ESTES RESERVE LLC
a Florida limited liability company

By:
Name: Franciscus Bombeeck
Its: Managing Member

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of NOVEMBER, 2025, by Franciscus Bombeeck, as managing Member of Burgland LH Estes Reserve LLC , a Florida limited liability company, on behalf of the limited liability company. He [✓] is personally known to me or [ ] has provided _____ as identification.

NOTARY PUBLIC

(seal) Notary Public State of Florida Donald L. Scalf Jr My Commission HH 700706 Expires 8/23/2029

My Commission Expires: 8/23/2029

EXHIBIT A

Property Description

That part of Lots 9 and 10, of R. C. Tremain's Subdivision, unrecorded, Section 5, Township 19 South, Range 27 East, in Lake County, Florida, bounded and described as follows:
Commence at the Southwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 27 East, and run North 00°36'44" West, along the West line of the Southwest 1/4, a distance of 25.01 feet to a point on the North right-of-way line of Bates Avenue, said right-of-way being 50 feet in width; thence North 87°36'34" East, along the North right-of-way line of Bates Avenue, a distance of 338.51 feet; thence North 00°43'28" West, 629.69 feet; thence North 88°12'54" East, 337.19 feet, to the Point of Beginning of this description; from said Point of Beginning; run North 00°50'17" West, 325.50 feet; thence North 88° 30'58" East, 631.37 feet to a point on the West right-of-way line of Estes Road, said right-of-way being 66 feet in width; thence South 01°09'51" East, along the West right-of-way line of Estes Road 322.15 feet; thence South 88°12'54" West, 633.25 feet to the Point of Beginning.

ALSO DESCRIBED AS

COMMENCE at the Southwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 27 East, and run North 00°20'57" West, along the West line of the Southwest 1/4, a distance of 25.01 feet to a point on the North right-of-way line of Bates Avenue, said right-of-way being 50 feet in width; thence North 87°54'21" East, along the North right-of-way line of Bates Avenue, a distance of 338.51 feet to the Southwest corner of parcel of land described in Official Records Book 5801, Page 2212 of the Public Records of Lake County, Florida; thence North 00°27'41" West a distance of 34.59 feet to the Southwest corner of MAYHILL subdivision as recorded in Plat Book 77, Page 52 of the Public Records of Lake County, Florida; thence continue North 00°27'41" West, along the West line of said MAYHILL subdivision, a distance of 595.10 feet to the Northwest corner of said MAYHILL subdivision; thence North 88°28'41" East, along the North line of said MAYHILL subdivision, a distance of 337.19 feet to the POINT OF BEGINNING; thence North 00°34'30" West, 325.50 feet; thence North 88° 46'45" East, 631.37 feet to a point on the West right-of-way line of Estes Road, said right-of-way being 66 feet in width; thence South 00°54'04" East, along the West right-of-way line of Estes Road 322.15 feet to the Northeast corner of Mayhill subdivision according to the plat thereof as recorded in Plat Book 77, Pages 52 and 53 of the Public Records of Lake County, Florida; thence South 88°28'41" West, along the North line of said Mayhill subdivision, 633.25 feet to the POINT OF BEGINNING.

Contains 4.70 acres, more or less.

Not Platted