

PREPARED BY AND RETURN TO:

Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Cross Reference: Instr. # 202441085069

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**FIRST AMENDMENT TO
COMMUNITY DECLARATION FOR WOODLAND PRESERVE**

THIS FIRST AMENDMENT TO COMMUNITY DECLARATION FOR WOODLAND PRESERVE (this "**Amendment**") is made by KH WOODLAND PRESERVE LLC, a Florida limited liability company (the "**Declarant**"), joined by the WOODLAND PRESERVE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

RECITALS

A. The Declarant recorded the COMMUNITY DECLARATION FOR WOODLAND PRESERVE as Instrument # 202441085069 in the Public Records of Manatee County, Florida (the "**Declaration**").

B. Pursuant to Section 4.3 of the Declaration, prior to the Turnover the Declarant shall have the right to amend the Declaration without the joinder or consent of any person or entity whatsoever.

C. As of the date of this Amendment, the Turnover has not occurred.

NOW THEREFORE, the Declarant hereby amends the Declaration as set forth herein.

1. **Recitals and Definitions.** The foregoing recitals are true and correct and are incorporated into and form a part of this Amendment. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. **Conflict.** In the event there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. **Initial Contributions.** Section 17.11 of the Declaration is hereby amended as follows [*words in the text which are lined through (———) indicate deletions from the present text; words in the text which are double-underlined indicate additions to the present text*]:

17.11 **Initial Contribution.** The first purchaser of each Home from the Declarant, at the time of closing of the conveyance from the Declarant to the purchaser, shall pay to the Association an initial contribution in the amount of ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,200.00) ~~TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00)~~ (the "**Initial Contribution**"). The funds derived from the Initial Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574

(Mar. 16, 2012)) to WOODLAND PRESERVE, including, without limitation, future and existing capital improvements, Operating Expenses, Reserves, support costs and start-up costs. Prior to the Community Completion Date, this Section shall not be amended without the Declarant's prior written consent.

4. Ratification . The Declaration is hereby incorporated by reference as though fully set forth herein and, except as specifically amended and supplemented hereinabove, is hereby ratified and confirmed in its entirety.

5. Covenant Running With Land . This Amendment shall be a covenant running with the land and shall be effective immediately upon its recording in Manatee County, Florida.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this Amendment to be executed by its duly authorized representative as of this 1st day of April, 2026.

WITNESSES:

[Signature]
Print Name: Rek Ghesman
Address: 8933 Manor Loop 101
Lakewood Ranch FL 34202

[Signature]
Print Name: David Jones
Address: 13628 4th Ave NE
Bradenton FL 34212

"DECLARANT"

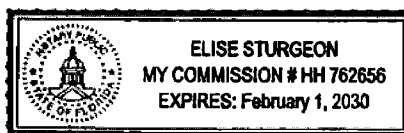
KH WOODLAND PRESERVE LLC, a
Florida limited liability company

By: [Signature]
Print Name: Fred Pfister
Title: Authorized Signer
Address: 105 N.E. 1st St.
Delray Beach, FL 33444

STATE OF FLORIDA
COUNTY OF Manatee)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Fred Pfister as authorized sign of KH WOODLAND PRESERVE LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Signature]
Notary Public
Print Name: Elise Sturgeon
My Commission Expires:



JOINDER

WOODLAND PRESERVE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in this FIRST AMENDMENT TO COMMUNITY DECLARATION FOR WOODLAND PRESERVE (the "**Amendment**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the Association. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance and acknowledgement of the Amendment and does not affect the validity of the Amendment as the Association has no right to approve the Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 1 day of April, 2026.

WITNESSES:

REL
Print Name: Ricki Ekrasman
Address: 8933 Manor Loop 101
Lakewood Ranch FL 34202

David Jones
Print Name: David Jones
Address: 13629 4th Ave NE
Bradenton FL 34212

"ASSOCIATION"

WOODLAND PRESERVE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature]
Name: Fred Pfister
Title: President
Address: 14350 Woodland Preserve Tr.
Palish, FL 34219

STATE OF FLORIDA)
COUNTY OF Manatee)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of April, 2026, by Fred Pfister, as President of WOODLAND PRESERVE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Signature]
Notary Public
Print Name: Elise Sturgeon
My Commission Expires:

