

This instrument was prepared by:

Dana R. Goldman, Esq.  
Dana Goldman, P.A.  
308 Poinciana Island Drive, #710  
Sunny Isles Beach, FL 33160

Cross Reference to Amended and Restated  
Declaration of Covenants, Conditions, Easements,  
and Restrictions, recorded in Official Records  
Book 6268, Page 629, of the Public Records  
of Osceola County, Florida

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

**FOURTH AMENDMENT TO  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND  
RESTRICTIONS FOR BRIDGEWALK**

THIS FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR BRIDGEWALK (this "**Fourth Amendment**") is made on this 5<sup>th</sup> day of December, 2025 by STANDARD PACIFIC OF FLORIDA, LLC, a Florida limited liability company f/k/a Standard Pacific of Florida, a Florida general partnership ("**Declarant**"), and joined in by AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company ("**AG**") and Bridgewalk Homeowners Association, Inc., a Florida not-for-profit corporation ("**Association**").

R E C I T A L S

A. Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on February 15, 2022 in Official Records Book 5891, Page 604 ("**Original Declaration**") as amended and restated in that certain Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of Bridgewalk, recorded on August 12, 2022 in Official Records Book 6268, Page 629 ("**Amended and Restated Declaration**"), and as further amended and supplemented in that certain 1<sup>st</sup> Amendment to Community Declaration for Bridgewalk, recorded on January 23, 2024 in Official Records Book 6537, Page 2789 ("**1<sup>st</sup> Amendment**"), that certain First Amendment and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on June 5, 2024 in Official Records Book 6612, Page 9 ("**First Supplemental Declaration**"), that certain Second Amendment and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on May 5, 2025 in Official Records Book 6782, Page 256 ("**Second Supplemental Declaration**"), and that certain Third Amendment and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk, recorded on November 20, 2025 in Official Records Book 6882, Page 2424 ("**Third Supplemental Declaration**"), all of the Public Records of Osceola County, Florida (this Fourth Amendment, together with the Original Declaration, Amended and Restated Declaration, 1<sup>st</sup> Amendment, First Supplemental Declaration, Second Supplemental Declaration, and Third Supplemental Declaration shall be referred to as the "**Declaration**") respecting the community known as Bridgewalk.

B. Pursuant to Section 20.1 of the Declaration, prior to Turnover, the Declaration may be amended by the Declarant alone without the consent or joinder of any other Owner or the Association; provided, however, the Association shall, upon request of the Declarant, join in any such amendments or modifications upon request of the Declarant.

- C. Turnover has not yet occurred.
- D. Declarant wishes to amend and supplement the Declaration as further set forth herein.
- E. The Association has joined in and consented to this Fourth Amendment at the request of the Declarant.

F. As of the date of this Fourth Amendment, AG owns Lots and other portions of the Properties and annexable property and pursuant to that certain Option Agreement dated December 15, 2023, entered into between AG and Declarant, as evidenced by that certain Memorandum of Option Agreement recorded on December 19, 2023 in Official Records Book 6521, Page 542, of the Public Records of Osceola County, Florida, AG has joined in and consented to this Fourth Amendment.

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

Words in the text which are lined through (-----) indicate deletions from the present text; words in the text that appear with a **double underline** indicate additions to the present text.

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

2. Conflicts. If there is a conflict between this Fourth Amendment and the Declaration, this Fourth Amendment shall control. Whenever possible, this Fourth 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. Amendment to Section 13.21 of the Declaration. Section 13.21 of the Declaration is hereby amended as follows:

13.21 Pets. Each Home may house up to two (2) animals, in the aggregate, ~~which may only be domestic cats and/or dogs;~~ **pets as permitted** ~~provided, however, that no cat or dog of a breed prohibited by County, or any other ordinances~~ **and otherwise in accordance with the Rules and Regulations established by the Board from time to time** ~~shall be permitted. Further, each Home may house fish and/or two (2) domestic birds, as long as the fish and birds are kept indoors and do not become a source of annoyance to other Owners.~~ Pets shall not be allowed on or about the Common Area except on a leash of no longer than six feet (6') or when being carried by their owner. No rodents, reptiles, wildlife, amphibians, poultry or livestock shall be raised, bred or kept on the Properties. Exotic animals such as, but in no way limited to, snakes and big cats (e.g., tigers, cougars, etc.) are not considered pets and are expressly prohibited, as are breeds of any kind of pet deemed aggressive from time to time by the Board. The breeding of animals is strictly prohibited within the Community. No pets or other animals shall cause or be the source of annoyance, nuisance or disturbance to any other Owner or Occupant. Each pet owner shall be responsible for the removal and disposal of the pet's feces or waste. The ability to have and keep an animal or pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a source of annoyance to other Owners or Occupants or in any way causes any damage to any portion of the Properties. Owners may provide in any Lease Agreement that Tenants shall not be permitted to

keep or have pets of any kind. The pet restrictions provided for herein apply to pets visiting a Home and pets permanently housed in a Home. The Board may elect to promulgate rules and regulations to enforce the same and other matters concerning pets. Each Owner who determines to keep a pet hereby agrees to indemnify the Association, and Declarant and AG and hold each of the Association, and Declarant, and AG harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such Owner having any animal on the Properties.

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

5. Covenant. This Fourth Amendment shall be a covenant running with the land and shall be effective immediately upon its recording in Osceola County, Florida.

IN WITNESS WHEREOF, the undersigned, being Declarant under the Declaration, has caused this Fourth Amendment to be executed by its duly authorized representatives as of this 5th day of December, 2025.

Witnessed by:

[Signature]  
Name: Michelle Daulty  
Address: 16075 Westwood Blvd  
Orlando, FL 32821

[Signature]  
Name: LINDA CHAMBERS  
Address: 16075 Westwood Blvd  
Orlando, FL 32821

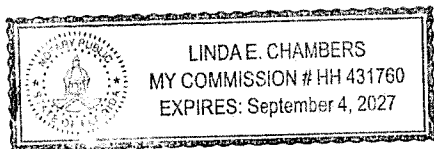
STANDARD PACIFIC OF FLORIDA, LLC, a  
Florida limited liability company

By: Standard Pacific of Florida GP, LLC, a  
Delaware limited liability company, its Sole  
Member

By: [Signature]  
Print Name: Mark McDonald  
Date: Vice President

STATE OF FLORIDA           )  
  )  
COUNTY OF ORANGE       )

The foregoing instrument was sworn to, subscribed and acknowledged before me this 5th day of December, 2025 by Mark McDonald as VP of STANDARD PACIFIC OF FLORIDA GP, LLC, a Delaware limited liability company, the Sole Member of STANDARD PACIFIC OF FLORIDA, LLC, a Florida limited liability company, on behalf of the companies. He appeared before me by means of: ☐ online notarization, or ☒ physical presence and is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



[Signature]  
(Signature of Notary Public)  
Print Name: LINDA E. CHAMBERS  
Notary Public, State of Florida  
Commission No.: 431760  
My Commission Expires: 9.4.27

## JOINDER

AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company ("**AG**") does hereby join in the Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgeway (the "**Fourth Amendment**") to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. AG acknowledges that this Joinder is for the purpose of evidencing AG's approval of this Fourth Amendment pursuant to that certain Option Agreement dated December 15, 2023, entered into between AG and Declarant, as evidenced by the certain Memorandum of Option Agreement recorded on December 19, 2023 in Official Records Book 6521, Page 542, of the Public Records of Osceola County, Florida.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 10 day of December, 2025.

Witnessed by:

*Jeannette Lapavage*  
Name: Jeannette Lapavage  
Address: 8585 E Hartford Dr, Sk 118  
Scottsdale, AZ 85255  
*Heather Faern*  
Name: Heather Faern  
Address: 8585 E Hartford Dr, Sk 118  
Scottsdale, AZ 85255

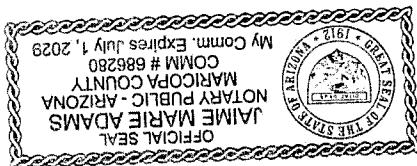
AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

*Steven S. Benson*  
By: \_\_\_\_\_  
Name: Steven S. Benson  
Title: Manager

STATE OF Arizona )  
COUNTY OF Maricopa )

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 10 day of December, 2025, by Steven S. Benson, as Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 4, LLC, a Delaware liability company, on behalf of the companies. He/She appeared before me by means of ☐ online notarization or ☒ physical presence and is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



*Jaime Marie Adams*  
Notary Public

JOINDER

BRIDGEWALK HOMEOWNERS ASSOCIATION, INC.

BRIDGEWALK HOMEOWNERS ASSOCIATION, INC. ("**Association**") does hereby join in the Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions for Bridgewalk (the "**Fourth Amendment**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Association agrees that this Joinder is for convenience purposes only and does not apply to the effectiveness of the Fourth Amendment as the Association has no right to approve the Fourth Amendment.

IN WITNESS WHEREOF, BRIDGEWALK HOMEOWNERS ASSOCIATION, INC., has caused these presents to be signed by its proper officer and its corporate seal to be affixed this 5th day of December, 2025.

Witnessed by:

BRIDGEWALK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

[Signature]  
Name: Ruth H. McLaughlin  
Address: 6675 Westwood Blvd  
Orlando, FL 32831

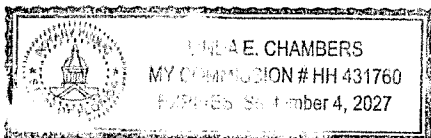
By: [Signature]  
Name: Michelle Dudley  
Title: President

[SEAL]

[Signature]  
Name: LINDA CHAMBERS  
Address: 6675 Westwood Blvd  
Orlando, FL 32831

STATE OF FLORIDA     )  
                                      )  
COUNTY OF ORANGE    )

The foregoing instrument was sworn to, subscribed and acknowledged before me this 5th day of December, 2025 by Michelle Dudley, as President of BRIDGEWALK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. She appeared before me by means of: ☐ online notarization, or ☒ physical presence and is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



[Signature]  
(Signature of Notary Public)  
Print Name: LINDA E. CHAMBERS  
Notary Public, State of Florida  
Commission No.: 431760  
My Commission Expires: 9-4-27