INSTR # 2020263275
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12/08/2020 01:39:39 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00

Return to: (enclose self-addressed stamped envelope)

Name:
Laura DiSalvo, Paralegal

Address:
Greenspoon Marder LLP
201 N. Orange Avenue, Suite 500
Orlando, Florida 32801

This Instrument Prepared by:

Mark F. Grant, Esq.
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

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EIGHTH AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION FOR SOLIVITA™

THIS EIGHTH AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION FOR SOLIVITA™ ("**Eighth Amendment**") is made this 3rd day of December, 2020, by AVATAR PROPERTIES, INC., a Florida corporation ("**Developer**") and joined in by SOLIVITA™ COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("**Association**").

WHEREAS, that certain Amended and Restated Declaration for Solivita™ was recorded in Official Records Book 9142, Page 1843, of the Public Records of Polk County, Florida, as the same has been amended and/or supplemented (hereinafter collectively referred to as the "**Declaration**"); and

WHEREAS, Developer is desirous of further amending the Declaration; and

WHEREAS, Section 5.3 of the Declaration provides that, prior to and including the Turnover Date, Developer shall have the right to amend the Declaration as it deems appropriate in Developer's sole and absolute discretion, without the joinder or consent of any person or entity whatsoever; and

WHEREAS, as of the date of this Eighth Amendment, the Turnover Date has not occurred.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. The above recitals 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. New Section 47 of the Declaration is hereby added to read as follows:

47. Neighborhood Captain Committee.

For the betterment of Solivita and pursuant to Section 9.1 of the Bylaws, the Board shall appoint a committee ("Neighborhood Captain Committee") comprised of an executive committee of five (5) individuals who are Owners ("Captains Executive Committee"). A member of the Captains Executive Committee may be removed and replaced at any time by the Board. The Initial five (5) members of the Captains Executive Committee, each to serve on two (2)-year staggered terms, shall be as follows:

Janet Nolan	**(Initial 2-year term)**
Susan Godlewski	**(Initial 2-year term)**
Judy Walls	**(Initial 2-year term)**
Jim Cisek	**(Initial 1-year term)**
Deb Oechsner	**(Initial 1-year term)**

Each Neighborhood within Solivita will be represented by a captain ("Neighborhood Captain"), each an Owner in their respective Neighborhood, to meet with the Captains Executive Committee on a monthly basis to communicate recommendations for their respective Neighborhoods. The Captains Executive Committee will determine who will serve as Neighborhood Captains for each Neighborhood by an application review and selection process from the candidates who have submitted an application for consideration.

Neighborhood Captains will serve for a one (1)-year term but there are no term limits. A Neighborhood Captain may be removed and replaced at any time by the Board upon recommendation by the Captains Executive Committee.

The Neighborhood Captain Committee will meet on a regular basis to make recommendations and meet with the Board, Developer, ACC, PCDD and/or the PWCDD.

The Neighborhood Captain Committee does not have any power to do anything other than make recommendations for the betterment of Solivita to the Board, Developer, ACC, PCDD and/or PWCDD.

(Words ~~struck through~~ are deleted; words **bold and double-underline** are added)

Stacy M. Butterfield POLK
CFN# 2020263275 OR BK 11484 PG 1732 Pgs 1731-1735 12/08/2020 01:39:39 PM

4. This Eighth Amendment shall become effective upon recording amongst the Public Records of Polk County, Florida.

5. Except as modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

(SIGNATURES APPEAR ON THE FOLLOWING PAGES)

Stacy M. Butterfield POLK
CFN# 2020263275 OR BK 11484 PG 1733 Pgs 1731-1735 12/08/2020 01:39:39 PM

IN WITNESS WHEREOF, Developer has executed this Eighth Amendment as of the day and year first above written.

Witnesses:

Signature

Chrissie Kirk
Printed Name

Nora Schuster
Signature

Nora Schuster
Printed Name

AVATAR PROPERTIES, INC.,
a Florida corporation

By:
Printed Name: Richard Rosello
Title: VP

STATE OF FLORIDA)
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization by Richard Rosello, as Vice President of AVATAR PROPERIES, INC., a Florida corporation, freely and voluntarily under authority duly vested in them by said corporation, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of Dec., 2020.

Notary Public, State of Florida at Large

My Commission Expires:

Typed, Printed or Stamped Name of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
CHRISSIE KIRK
Commission # GG 307723
Expires March 4, 2023
Bonded Thru Budget Notary Services

Stacy M. Butterfield POLK
CFN# 2020263275 OR BK 11484 PG 1734 Pgs 1731-1735 12/08/2020 01:39:39 PM

ASSOCIATION:

SOLIVITA™ COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation

WITNESSES AS TO ASSOCIATION:

Signature
Print Name Christie King

Signature
Print Name Maria E. Perez

By: Nora Schuster
Name: Nora Schuster
Title: President

[CORPORATE SEAL]

STATE OF FLORIDA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization by Nora Schuster, as President of SOLIVITA™ COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in him/her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He/She is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of Dec., 2020.

Notary Public, State of Florida at Large

Maria Perez
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:

Notary Public State of Florida
Maria E. Perez
My Commission GG 352363
Expires 07/07/2023

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CFN# 2020263275 OR BK 11484 PG 1735 Pgs 1731-1735 12/08/2020 01:39:39 PM