

This instrument prepared by and after recording should be
returned to:

Steven M. Helfman, Esq.
Riverland Development Company, LLC
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323

SIXTH AMENDMENT TO DECLARATION OF COMMUNITY COVENANTS FOR RIVERLAND

THIS SIXTH AMENDMENT TO DECLARATION OF COMMUNITY COVENANTS FOR RIVERLAND ("**Sixth Amendment**") is made as of the 25 day of November, 2025, by RIVERLAND DEVELOPMENT COMPANY, LLC, a Florida limited liability company ("**Declarant**"), and joined into by RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation ("**Community Association**").

WHEREAS, Declarant executed and recorded that certain Declaration of Community Covenants for Riverland on March 28, 2019, in Official Records Book 4248, at Page 1522 of the Public Records of St. Lucie County, Florida, as amended and/or supplemented from time to time (collectively, "**Declaration**"); and

WHEREAS, Article XV, Section 4 of the Declaration provides that until the Turnover Date, all amendments or modifications shall be only made by Declarant without the requirement of the Community Association's consent or the consent of any Member or Owner, except for amendments prohibited by the HOA Act; and

WHEREAS, the Turnover Date has not occurred as of the date of this Amendment, and this Amendment is not prohibited by the HOA Act; and

WHEREAS, Article XV, Section 4 of the Declaration further provides that the Community Association shall, upon the request of the Declarant, join in any Amendment to the Declaration; and

WHEREAS, Declarant has requested the Community Association to join in and execute this Sixth Amendment, and the Community Association has agreed to join and execute this Sixth Amendment; and

WHEREAS, Declarant, together with the joinder and consent of the Community Association, desires to amend the Declaration in certain respects, all as more fully set forth herein.

NOW, THEREFORE, Declarant, joined in by the Community Association, hereby declares that the Declaration is hereby amended as follows (deleted language is shown by ~~strikeout~~, additional language is shown as underlined text and unaffected language is shown by "*** * ***"):

1. **Recitals; Definitions.** The above recitals are true and correct and are hereby incorporated herein by this reference as if repeated at length. All initial capitalized terms used in this Sixth Amendment shall have the meanings given to such terms as set forth in the Declaration unless an alternative meaning is set forth herein.

2. **Amendment.** Article III, Section 1(b) is hereby amended as follows:

(b) **Paseo.** An open space area providing interconnectivity by and among certain Neighborhoods, Common Areas and other portions of Riverland. The Paseo will provide pedestrian, bicycle and golf cart access and may include other Improvements such as, but not necessarily limited to, landscaping, benches, golf cart charging areas and facilities, and fences. Although the Paseo is a Common Area, the Paseo will be subject to a multi-modal easement to allow use of the Paseo by the general public and such public access shall not be blocked or obstructed by the Community Association. No changes to the right of the general public to use or access the Paseo shall be permitted without the prior written approval of the City.

3. **Effective Date.** This Sixth Amendment shall become effective upon recording amongst the Public Records of St. Lucie County, Florida.

4. **Miscellaneous.** Except as modified by this Sixth Amendment, the Declaration shall remain in full force and effect in accordance with the terms thereof. In the event any of the provisions of this Sixth Amendment shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof or of the Declaration, which shall remain in full force and effect, and any provisions of this Sixth Amendment deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law.


[Signatures Appear on Following Pages]

IN WITNESS WHEREOF, this Sixth Amendment has been signed by the Declarant and joined in by the Community Association.


DECLARANT:

RIVERLAND DEVELOPMENT COMPANY, LLC,
a Florida limited liability company

WITNESSES AS TO DECLARANT:




Print Name: Colleen M. Colton
Address: 1600 Sawgrass Corporate Pkwy #400
Sunrise, Florida 33323

By: 

Richard M. Norwalk, Vice President

[CORPORATE SEAL]



Print Name: SHARYN WEBB
Address: 1600 Sawgrass Corporate Pkwy #400
Sunrise, Florida 33323


STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December, 2025, by Richard M. Norwalk, as Vice President of Riverland Development Company, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

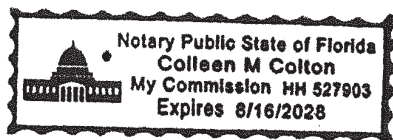


Notary Public, State of Florida at Large

My Commission Expires:



Typed, Printed or Stamped Name of Notary Public



JOINDER AND CONSENT OF THE COMMUNITY ASSOCIATION

The undersigned, RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, does hereby join in and consent to the Sixth Amendment to Declaration of Community Covenants for Riverland to which this joinder and consent is attached. In that regard, the undersigned further consents to the execution and recording of the Sixth Amendment to Declaration of Community Covenants for Riverland and agrees to abide by and be bound by the obligations of Community Association as provided therein.

COMMUNITY ASSOCIATION:

RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation

WITNESSES AS TO COMMUNITY ASSOCIATION:

Adriana Danoso
 Print Name: Adriana Danoso
 Address: 12320 SW Calm Pointe Ct.
Port. Saint Lucie, FL 34987

By: Troy DiNicola
 Troy DiNicola, President
 [CORPORATE SEAL]

Abigail Fenuit
 Print Name: Abigail Fenuit
 Address: 12320 SW Calm Pointe Ct.
Port St Lucie, FL 34987

STATE OF FLORIDA)
)
 COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of November, 2025, by Troy DiNicola, as President of Riverland Community Association, Inc., a Florida not for profit corporation, on behalf of said corporation. He is personally known to me.



ANN MARIE MOTT
 Commission # HH 453122
 Expires October 26, 2027

My Commission Expires:
10/26/27

Ann Marie Mott
 Notary Public, State of Florida at Large
 Typed, Printed or Stamped Name of Notary