

**PETITION BY THE SUNDANCE COMMUNITY DEVELOPMENT  
DISTRICT REQUESTING THAT THE CITY COUNCIL OF THE CITY  
OF PORT ST. LUCIE, FLORIDA, APPROVE AN ORDINANCE  
TERMINATING AND DISSOLVING THE DISTRICT PURSUANT TO  
SECTION 190.046(10), FLORIDA STATUTES**

Petitioner, the Sundance Community Development District (the “District”), hereby petitions the City Council of the City of Port St. Lucie to enact an ordinance dissolving the District pursuant to Chapter 190, *Florida Statutes*. In support of this Petition, Petitioner states:

1. Establishment. The District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and created by the City Council of the City of Port St. Lucie Ordinance No. 24-26, effective May 28, 2024.

2. Authority. Section 190.046(10), *Florida Statutes*, provides that:

If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district....

3. The District does not presently have any outstanding financial obligations and does not have any operating or maintenance responsibilities. Additionally, the District does not own any real property or infrastructure improvements; the District has no outstanding bonds, notes or other debt instruments. The District’s manager, Stephanie Brown, has completed an affidavit certifying to these and other facts, which is attached to this Petition as **Exhibit A**.

4. Upon review of the status of the District, ACR Acquisition, LLC, Sundance PSL I, LLC, Catalina Palms Homeowners Association, Inc., and Sundance Master Property Owners Association, Inc., (together, the “Landowner”), has requested that the District undergo a dissolution in order to allow the Landowner to finance its infrastructure improvements through

conventional methods and to operate and maintain such improvements or to allow a property owners' association or other entity to operate and maintain such improvements. A copy of the Landowners' letter is attached to this Petition as **Exhibit B**.

5. The District's Board of Supervisors (the "Board"), met on October 9, 2025, at a duly noticed public meeting to consider the Landowners' request. The Board determined that, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements or providing any financing for the same.

6. Accordingly, on October 9, 2025, the District's Board adopted Resolution 2025-05, which among other things authorized a Plan of Dissolution that allows for the orderly dissolution of the District, and which directed the District Manager and District Counsel to submit Resolution 2025-05 and this Petition to the City Council. A copy of Resolution 2025-05 is attached to this Petition as **Exhibit C**, and a copy of the Plan of Dissolution is attached as Exhibit B to Resolution 2025-05.

7. As part of Resolution 2025-05, the District's Board of Supervisors determined that it is in the best interest of the District and the owners of the lands located within the District that the District be dissolved.

8. Petitioner has obtained written request and direction from 100% of the landowners of the lands within the District. Such consent is attached to this Petition as **Exhibit D**.

9. Any expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution, are being funded pursuant to a funding agreement with the Landowner. As such, all outstanding obligations of the District have or will be paid.

10. Accordingly, the District has complied with all conditions precedent of the Plan of Dissolution as evidenced by this Petition and the exhibits attached hereto.

11. Official District Records. Upon dissolution of the District, and pursuant to the Plan of Dissolution, the District will cause all official records of the District to be transferred to the Florida Secretary of State in accordance with Florida public records laws.

12. Notice of Dissolution. Upon the dissolution of the District, and pursuant to the Plan of Dissolution, the District will cause notice of the dissolution to be transmitted to the Florida Department of Commerce and will further cause a Notice of Dissolution to be recorded in the Official Records of St. Lucie County, Florida.

13. District's Representative. Pursuant to Resolution 2025-05 of the District, Kutak Rock LLP, as District Counsel, has been authorized to represent the District with respect to this Petition. Copies of all correspondence and official notices should be sent to:

Wesley S. Haber, Esq.  
[Wesley.Haber@kutakrock.com](mailto:Wesley.Haber@kutakrock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

WHEREFORE, because the District has no outstanding financial obligations and no operating or maintenance responsibilities, and accordingly has met the requirements for dissolution as provided in Section 190.046(10), *Florida Statutes*, and for the other reasons herein stated, Petitioner respectfully requests the City Council to:

- a. consider this Petition and adopt a nonemergency ordinance dissolving the District; and
- b. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 1<sup>st</sup> day of December 2025.

**KUTAK ROCK LLP**

/s/ Wesley S. Haber  
Wesley S. Haber  
Florida Bar No. 0420069  
Wesley.Haber@Kutakrock.com  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
(850) 692-7300 (telephone)  
(850) 692-7319 (facsimile)  
Attorneys for Plaintiff

**Exhibit A** – District Manager’s Affidavit

**Exhibit B** – Landowners Letter

**Exhibit C** – 2025-05 Resolution Adopting Dissolution of the Sundance CDD

**Exhibit D** – Landowners Consent

**Exhibit A**  
District Manager's Affidavit

STATE OF FLORIDA  
COUNTY OF SAINT LUCIE

AFFIDAVIT OF DISTRICT MANAGER

BEFORE ME, the undersigned authority, this day personally appeared Stephanie Brown, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein. I, Stephanie Brown, am employed by Special District Services, Inc., and, in the course of that employment, serve as District Manager for the Sundance Community Development District.
2. I do hereby certify that I have reviewed Resolution 2025-05, and the Plan of Dissolution attached thereto and all of the facts in it are true and correct. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations except for the costs to complete this dissolution and does not have any operating or maintenance responsibilities. Further, the District does not presently own any real property or infrastructure improvements, and the District does not presently have any outstanding bonds, notes or other debt instruments. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the landowners. As such, all outstanding obligations have been paid.

FURTHER AFFIANT SAYETH NOT.

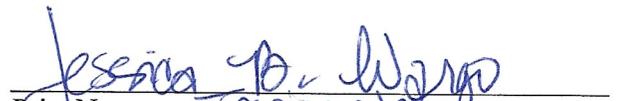
SPECIAL DISTRICT SERVICES, INC.

  
By: Stephanie Brown  
Its: District Manager

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization this 28 day of October 2025, by Stephanie Brown of Special District Services, Inc., who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.

NOTARY PUBLIC



  
Print Name: Jessica Wargo  
Notary Public, State of Florida  
Commission No.: HH 703182  
My Commission Expires: July, 27, 2027

**Exhibit B**  
Landowners Letter

October 30 2025

Board of Supervisors  
Sundance Community Development District  
c/o Stephanie Brown, District Manager  
Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

Dear Board of Supervisors:

As manager, I am authorized to issue this letter on behalf of ACR Acquisition, LLC, Sundance PSL I, LLC, Catalina Palms Homeowners Association, Inc., and Sundance Master Property Owners Association, Inc., (together, the "**Landowners**"). The Landowners are the majority landowners of the property located within the Sundance Community Development District (the "**District**"). Although the District was initially established to construct and/or acquire certain infrastructure improvements (the "**Improvements**") and to operate and maintain such Improvements, the Landowners have determined that it is more advantageous for the needs of the current and future landowners within the District to finance further infrastructure improvements through conventional methods and to allow a property owners' association or other entity to operate and maintain such improvements. With this in mind, there will not be any infrastructure improvements constructed by or conveyed to the District and the District will be left without any improvements to fund, construct, acquire, operate or maintain.

Accordingly, the Landowners respectfully request that the Board of Supervisors proceed with dissolving the District; inasmuch as the dissolution of the District is in the best interest of all concerned; and furthermore, the Landowners do hereby consent to the same.

Thank you for your consideration of this request.

Sincerely,

**ACR Acquisition, LLC**  
a Florida limited liability company

By:   
Name: Alexander Akel

**Sundance PSL I, LLC**  
a foreign limited liability company

By: 

Name: Alexander Akel

**Catalina Palms Homeowners Association, Inc.**  
a Florida not for profit corporation

By:   
Name: Alexander Akel

**Sundance Master Property Owners Association, Inc.**  
a Florida not for profit corporation

By:   
Name: Alexander Akel

**Exhibit C**

2025-05 Resolution Adopting Dissolution of the Sundance CDD

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PLAN OF DISSOLUTION; REQUESTING THAT THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO PROVIDE FOR THE DISSOLUTION OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT; DIRECTING THE DISTRICT MANAGER AND DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO DISSOLVE THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE NON-EMERGENCY ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Sundance Community Development District (the “District”) was established by Ordinance No. 2024-26 of the City Council of the City of Port St. Lucie, Florida, pursuant to Chapter 190, Florida Statutes, and

**WHEREAS**, the District is located wholly within the City of Port St. Lucie, Florida (the “City”); and

**WHEREAS**, ACR Acquisition, LLC, Sundance PSL I LLC, Catalina Palms Homeowners Association, Inc., and Sundance Master Property Owners Association, Inc., are the majority landholder and developer of lands within the District (“the Developer”); and

**WHEREAS**, the District operations are funded solely by the Developer pursuant to a funding agreement between the District and the Developer; and

**WHEREAS**, the District has received a letter from the Developer, a copy of which is attached hereto as **Exhibit A**, requesting the dissolution of the District; and

**WHEREAS**, the District has participated in planned community development services to the lands located within the District; and

**WHEREAS**, the landowners within the District have never been assessed for operations and maintenance assessments or debt assessments; and

**WHEREAS**, the District’s Board of Supervisors has determined that based upon information provided to it by the Developer and the level of improvements already completed within the District, that the planned community development services that remain to be provided to the lands within the boundaries of the District may be provided by the Developer in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to

the users of those services by the District, at an annual cost that would be equal to or lower than the annual assessment amount that could be levied by the District; and

**WHEREAS**, the District's termination will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

**WHEREAS**, the District's Board of Supervisors finds that it is in the best interest of the District and the District's landowners that the District be dissolved and that the planned community development services be provided by means other than by the District; and

**WHEREAS**, the District's Board of Supervisors further finds that it is in the best interest of the District and the District's landowners that, prior to its dissolution, the District transfer substantially all of its interests in any permits, licenses and other real, personal, tangible or intangible property owned by the District (the "District Property") to such other units of government, property owners' associations, or other entities as are appropriate in the case of each such interest; and

**WHEREAS**, the District desires to authorize and direct the District Chairman and District staff to proceed with such actions and steps as are necessary to effect such transfers; and

**WHEREAS**, the District has prepared a Plan of Dissolution, a copy of which is attached hereto as **Exhibit B**, that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts and contracts; and

**WHEREAS**, the District's Board of Supervisors desires that the City adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. INCORPORATION OF WHEREAS CLAUSES.** All of the above representations, findings, and determinations contained within the whereas clauses of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

**SECTION 2. TRANSFER OF DISTRICT PROPERTY.** The Board hereby directs the District Chairman and District staff to proceed in an expeditious manner with any actions necessary to transfer the District Property to such other units of government, property owners' associations, or other entities as are appropriate in the case of each such interest and to prepare, execute and file any document necessary or convenient to effectuate such transfers or property and maintenance obligations.

**SECTION 3. CHAIRMAN'S AUTHORITY.** The Board hereby authorizes the District Chairman to act as the agent of the District with respect to any and all documents that must be executed or any other matters pertaining to the transfer of the District's interests as contemplated herein.

**SECTION 4. NO EXISTING DEBT.** The District did not fund with tax exempt bonds or operations and maintenance assessments the construction, operation, or maintenance of any such infrastructure systems, facilities, or services to the lands within the District.

**SECTION 5. APPROVAL OF PLAN OF DISSOLUTION.** The District hereby approves the Plan of Dissolution, attached to this Resolution as **Exhibit B**.

**SECTION 6. REQUEST FOR ACTION.** The District hereby requests that the City adopt a non-emergency ordinance to provide for the termination of the District in accord with Section 190.046(10), Florida Statutes.

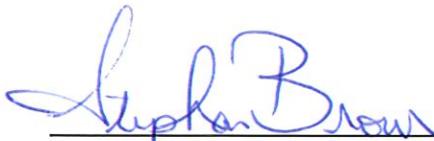
**SECTION 7. DIRECTION TO DISTRICT MANAGER AND DISTRICT COUNSEL.** The District Manager and District Counsel are hereby directed to take the appropriate actions to transmit this Resolution to the City. Upon the adoption of a non-emergency ordinance by the City, the District Manager and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly termination of the District.

**SECTION 8. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Sundance Community Development District.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of October, 2025.

ATTEST:

  
\_\_\_\_\_  
Secretary / Assistant Secretary

**SUNDANCE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Letter from Developer  
**Exhibit B:** Plan of Dissolution

**EXHIBIT A**

October 30 2025

Board of Supervisors  
Sundance Community Development District  
c/o Stephanie Brown, District Manager  
Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

Dear Board of Supervisors:

As manager, I am authorized to issue this letter on behalf of ACR Acquisition, LLC, Sundance PSL I, LLC, Catalina Palms Homeowners Association, Inc., and Sundance Master Property Owners Association, Inc., (together, the "**Landowners**"). The Landowners are the majority landowners of the property located within the Sundance Community Development District (the "**District**"). Although the District was initially established to construct and/or acquire certain infrastructure improvements (the "**Improvements**") and to operate and maintain such Improvements, the Landowners have determined that it is more advantageous for the needs of the current and future landowners within the District to finance further infrastructure improvements through conventional methods and to allow a property owners' association or other entity to operate and maintain such improvements. With this in mind, there will not be any infrastructure improvements constructed by or conveyed to the District and the District will be left without any improvements to fund, construct, acquire, operate or maintain.

Accordingly, the Landowners respectfully request that the Board of Supervisors proceed with dissolving the District; inasmuch as the dissolution of the District is in the best interest of all concerned; and furthermore, the Landowners do hereby consent to the same.

Thank you for your consideration of this request.

Sincerely,

**ACR Acquisition, LLC**  
a Florida limited liability company

By:   
Name: Alexander Akel

**Sundance PSL I, LLC**  
a foreign limited liability company

By: 

Name: Alexander Akel

**Catalina Palms Homeowners Association, Inc.**  
a Florida not for profit corporation

By:   
Name: Alexander Akel

**Sundance Master Property Owners Association, Inc.**  
a Florida not for profit corporation

By:   
Name: Alexander Akel

## EXHIBIT B

### PLAN OF DISSOLUTION FOR THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE.** The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Sundance Community Development District (the “District”).

2. **CONSTRUCTION.** This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. **AUTHORITY.** Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the local governmental entity that established the district.

4. **FUNDS.** Prior to submitting the petition requesting dissolution to the City of Port St. Lucie, Florida (the “City”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with ACR Acquisition, LLC, Sundance PSL I, LLC, Catalina Palms Homeowners Association, Inc., and Sundance Master Property Owners Association, Inc., (together, the “**Developer**”) whereby the Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. **SERVICES.** The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District currently does not provide any community development services to the owners of lands within the boundaries of the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the City Council of the City of Port St. Lucie, Florida (the “City”), the District shall utilize existing funds on account to pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. **ASSETS AND LIABILITIES.** The District has no real property, infrastructure or other assets and has no debt or maintenance responsibilities.

7. **CONTRACTUAL OBLIGATIONS OF THE DISTRICT.**

A. All contractual obligations shall be addressed as follows:

- (1) The District’s agreement with the firm of Kutak Rock LLP, to serve as District Counsel shall terminate upon the effective dissolution of

the District. The District Manager will obtain an appropriate release from Kutak Rock LLP.

- (2) The District's agreement with the firm of Special District Services, Inc., to serve as District Manager shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Special District Services, Inc.
- (3) All other agreements of the District shall expire and be void upon the effective dissolution of the District.

**8. NOTICE OF DISSOLUTION.** District Counsel shall file a Notice of Dissolution of the Sundance Community Development District in the public records of St. Lucie County, Florida. A copy of the Ordinance passed by the City dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

**9. MODIFICATION OF THE PLAN OF DISSOLUTION.** The District's Chairman, in consultation with District Counsel and the District Manager, may modify this Plan of Dissolution prior to the effective date of any ordinance of the City dissolving the District.

**10. OFFICIAL DISTRICT RECORDS.** All official records of the District shall be transferred to the Florida Secretary of State by the District Manager. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the Florida Secretary as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

**11. OPERATION OF THIS PLAN OF DISSOLUTION.** This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

**Exhibit D**  
Landowners Consent

**Consent and Joinder of Landowner to the Dissolution of  
the Sundance Community Development District**

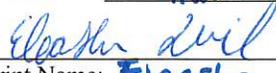
The undersigned understands and acknowledges that the Sundance Community Development District (the "District") intends to seek dissolution of the District in accordance with the provisions of Chapter 190.046(10), Florida Statutes.

As the owner of the lands within the Sundance Community Development District, the undersigned hereby consents to the dissolution of the District. The undersigned also hereby waives the right to object to the District's failure to comply with any and all requirements prescribed by Florida law, including, but not limited to, Chapters 189 and 190, Florida Statutes. A description of the District lands, including, but not limited to, those lands within the District owned by the undersigned, is more fully described in **Exhibit A** attached hereto and made a part hereof.

The undersigned acknowledges that this consent will remain in full force and effect until the dissolution of the District is final or three (3) years from the date hereof, which ever shall first occur.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 30th day of October, 2025.

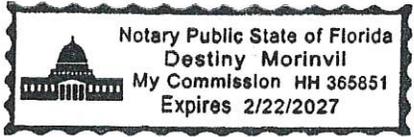
Witnessed:   
Print Name: Ins Heras  
  
Print Name: Eleasha Dorvil

**ACR Acquisition, LLC**  
By:   
Its: Manager

STATE OF Florida  
COUNTY OF Palm Beach

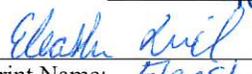
I hereby certify that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized to take acknowledgments, personally appeared Alex Akei as Manager of ACR Acquisition, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of palm beach and State of Florida this 31<sup>st</sup> day of October, 2025.



  
Notary Public  
Personally known: X  
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_

Witnessed:

  
 Print Name: Ines Heredia  
  
 Print Name: Eleasha Dorvil

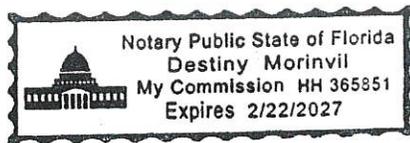
Sundance PSL I, LLC

By:   
 Its: Manager

STATE OF Florida  
 COUNTY OF Palm Beach

I hereby certify that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized to take acknowledgments, personally appeared Alex Akei as Manager of Sundance PSL I, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of palm beach and State of Florida this 31<sup>st</sup> day of October, 2025.



  
 Notary Public  
 Personally known:   
 Produced Identification: \_\_\_\_\_  
 Type of Identification: \_\_\_\_\_

Witnessed:

[Signature]  
 Print Name: Tracy Hernandez  
[Signature]  
 Print Name: Eleasha Dornil

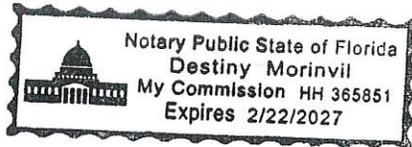
Catalina Palms Homeowners Association, Inc.

By: [Signature]  
 Its: Manager

STATE OF Florida  
 COUNTY OF Palm Beach

I hereby certify that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized to take acknowledgments, personally appeared Alex Akei as Manager of Catalina Palms Homeowners Association, Inc., who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of palmbeach and State of Florida this 31<sup>st</sup> day of October, 2025.



[Signature]  
 Notary Public  
 Personally known:   
 Produced Identification: \_\_\_\_\_  
 Type of Identification: \_\_\_\_\_

Witnessed:

[Signature]  
 Print Name: Mo Huan  
[Signature]  
 Print Name: Eleashc Dorvil

Sundance Master Property Owners Association, Inc.

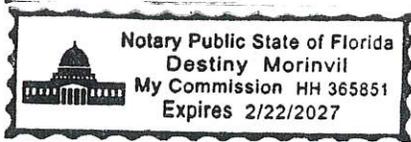
By: [Signature]  
 Its: Manager

STATE OF Florida  
 COUNTY OF Palm Beach

I hereby certify that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized to take acknowledgments, personally appeared Alex Akei as Manager of Sundance Master Property Owners Association, Inc., who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Palm beach and State of Florida this 31<sup>st</sup> day of October, 2025.

[Signature]  
 Notary Public



Personally known:   
 Produced Identification: \_\_\_\_\_  
 Type of Identification: \_\_\_\_\_