

PREPARED BY AND RETURN TO:

James G. Kattelman, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809

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

NOTICE OF TERMINATION OF RECREATIONAL FACILITIES EASEMENT

THIS NOTICE OF TERMINATION OF RECREATIONAL FACILITIES EASEMENT (the "**Termination Notice**"), executed this 2nd day of February, 2022, by PULTE HOME COMPANY, LLC, a Michigan limited liability company authorized to transact business in the State of Florida whose address is 4901 Vineland Road, Suite 500, Orlando, FL 32811 ("**Pulte**");

W I T N E S S E T H:

WHEREAS, Pulte, as Declarant, executed that certain Community Declaration for Windsor at Westside recorded November 20, 2014 in Official Records Book 4698, Page 106; as supplemented by that certain Supplemental Declaration to Community Declaration for Windsor at Westside recorded April 20, 2016 in Official Records Book 4946, Page 2221; as amended by that certain First Amendment to Community Declaration for Windsor at Westside recorded February 10, 2017 in Official Records Book 5101, Page 806; as amended by that certain Second Amendment to Community Declaration for Windsor at Westside recorded November 2, 2017 in Official Records Book 5239, Page 30; as amended by that certain Third Amendment to Community Declaration for Windsor at Westside recorded January 18, 2019 in Official Records Book 5465, Page 277; as amended by that certain Fourth Amendment to Community Declaration for Windsor at Westside recorded March 14, 2019 in Official Records Book 5491, Page 2228; as amended by that certain Fifth Amendment to Community Declaration for Windsor at Westside recorded July 3, 2019 in Official Records Book 5551, Page 1963; and further amended by that certain Sixth Amendment to Community Declaration for Windsor at Westside recorded August 17, 2020 in Official Records Book 5775, Page 1118, of the Public Records of Osceola, County, Florida (the "**Sixth Amendment**") and collectively with the other recordings, the "**Declaration**"; and

WHEREAS, pursuant to Section 2 of the Sixth Amendment, Pulte, as Declarant under the Declaration, granted a temporary, non-exclusive easement for the benefit of the Windsor Island Owners and Occupants and Windsor Island Lots for access to and use of the Phase 3 Recreational Facilities, as those terms are defined in the Sixth Amendment (the "**Recreational Facilities Easement**") located within the WINDSOR AT WESTSIDE; and

WHEREAS, pursuant to Section 2.6 of the Sixth Amendment, the Recreational Facilities Easement shall terminate on such date as the Windsor Island Recreational Facilities (as defined in the Sixth Amendment) are constructed as evidenced by the issuance of a certificate of occupancy or similar permit or approval for same; and

WHEREAS, a certificate of occupancy has been issued for the Windsor Island Recreational Facilities and the Recreational Facilities Easement terminated effective October 29, 2021 (the "**Termination Date**"); and

WHEREAS, Section 2.6 of the Sixth Amendment provides that the termination of the Recreational Facilities Easement shall be evidenced by Pulte's execution and recordation of a Termination Notice (as defined in the Sixth Amendment) with respect to same; and

WHEREAS, Pulte is desirous of executing and recording this Termination Notice in the Public Records of Osceola County, Florida to confirm termination of the Recreation Facilities Easement as of the Termination Date pursuant to Section 2.6 of the Sixth Amendment.

NOW, THEREFORE, the undersigned does hereby affirm that the foregoing recitals are true and correct, and does hereby execute and record this Termination Notice confirming to all interested persons that the Recreational Facilities Easement terminated as of the Termination Date and is thereafter null, void and of no further force or effect. Effective as of the Termination Date, Pulte, the Windsor Island Owners and Occupants, the Windsor Island Lots, the Windsor Island Association, Owners and Lots in WINDSOR AT WESTSIDE and the Association shall have no further rights, duties or obligations under the Recreational Facilities Easement except those, if any, which expressly survive termination of same.

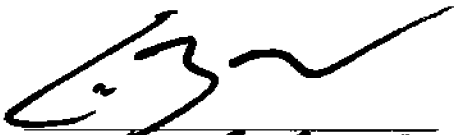
[signatures on following pages]

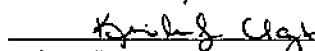
IN WITNESS WHEREOF, Declarant has caused this Termination Notice to be executed as of the date and year first above written.


WITNESSES:

"PULTE"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company


Print Name: Eric Baker

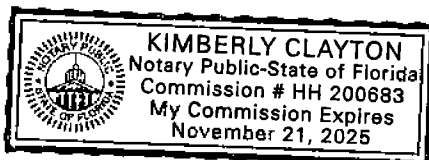

Print Name: Kimberly Clayton

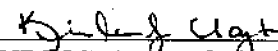
By: 
Name: CLIFF TORRES
Title: DIRECTOR OF LNO
Date: 1/31, 2022

Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2022, by Cliff Torres, as Dir. of Land Dev. of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He [is personally known to me] [has produced personally known as identification].




NOTARY PUBLIC, State of Florida at Large

Print Name: Kimberly Clayton

My commission expires: 11/21/2025

JOINDER OF THE ASSOCIATION

WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in to the First Amendment to which this Joinder is attached, and the terms thereof are and shall be binding upon the Association and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 2nd day of February, 2022.

WITNESSES:

Kimberly Clayton
Print Name: Kimberly Clayton
[Signature]
Print Name: Amy Steiger

WINDSOR ISLAND RESORT
HOMEOWNERS ASSOCIATION, INC., a
Florida corporation not for profit

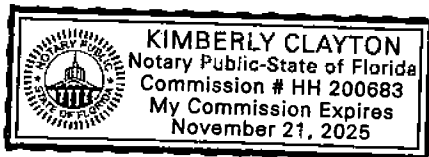
By: [Signature]
Name: Eric Baker
Title: President

{CORPORATE SEAL}

Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2022, by Eric Baker, as President of WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced personally known as identification.



Kimberly Clayton
NOTARY PUBLIC, State of Florida at Large
Print Name: Kimberly Clayton
My commission expires: 11/21/2025