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SIXTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PORTICO

THIS SIXTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PORTICO ("Sixth Amendment") is made by WCI Communities, LLC, a Delaware limited liability company authorized to do business in Florida ("WCI").

W I T N E S S E T H:

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Portico was recorded on June 8, 2017, in Official Records Instrument No. 2017000125248, public records of Lee County, Florida, as amended and supplemented from time to time (collectively, "Master Declaration"); and

WHEREAS, WCI is the Declarant under the Master Declaration; and

WHEREAS, WCI, as Declarant, now desires to amend the Master Declaration in accordance with the provisions of Section 22.1.1 thereof, as more specifically described hereinafter; and

NOW, THEREFORE, WCI, as Declarant, hereby states as follows:

1. The foregoing recitals are true and correct and are deemed incorporated herein as if fully stated hereinafter.

2. All defined terms herein shall have the meaning set forth in the Master Declaration, unless specifically defined in this Sixth Amendment.

3. As a result of the requirement contained in Section 720.306(1)(e), Florida Statutes, that an amendment to a governing document is only effective when recorded in the public records of the county in which the community is located, Declarant has attached hereto a copy of the "Rules and Regulations for Use of Private Low Speed Vehicles within Portico" which were approved by the Board of Directors on August 23, 2018, at a duly-called and noticed meeting of such Board of Directors.

4. The Master Declaration, as amended by this Sixth Amendment, is and remains valid and in full force and effect.

5. In the event of a conflict between the provisions of this Sixth Amendment and the provisions of the Master Declaration prior to the effective date hereof, the provisions of this Sixth Amendment shall control.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, WCI, as Declarant, has caused this Sixth Amendment to be executed by its authorized officer and affixed its corporate seal effective as of the 28 day of August, 2018.

WITNESSES:

WCI Communities, LLC, a Delaware limited liability company authorized to do business in Florida

Signature: Amy Hofschneider
Printed Name: Amy Hofschneider

By: _____
Darin McMurray, Vice President

Signature: Mary Thompson
Printed Name: Mary Thompson

SEAL

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28 day of August, 2018, by Darin McMurray, as Vice President of WCI Communities, LLC, a Delaware limited liability company authorized to do business in Florida. He ☒ is personally known to me or ☐ has produced _____ _____ as identification.

My Commission Expires: 2/13/21

DAVID CALDWELL
MY COMMISSION # GG [illegible]
EXPIRES: February 13, 2021
Bonded Thru Notary Public Underwriters

DAVID CALDWELL
MY COMMISSION # GG 051576
EXPIRES: February 13, 2021
Bonded Thru Notary Public Underwriters

David Caldwell
(Signature)

Name: DAVID CALDWELL
(Legibly Printed)
Notary Public, State of Florida

GG051576.
(Commission Number, if any)

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RULES AND REGULATIONS FOR USE OF PRIVATE LOW SPEED VEHICLES WITHIN PORTICO

It is the intention of the Portico Master Property Owners Association, Inc. ("Association") to establish Rules and Regulations for all Resident Users and Non-Resident Users and guests who privately own Low Speed Vehicles ("LSV") pursuant to Florida Statutes §§ 320.01(41) and 316.2122 and pursuant to the Association's Declaration.

1) All rules and regulations will be published and distributed to all residents ensuring residents are fully informed prior to purchasing a LSV.

2) LSVs must be approved annually by the Association. An inspection of the LSV for compliance with the Rules and Regulations must be performed. If acceptable an identification number or decal will be issued for the cart when proof of liability insurance is presented. This identification number or decal to be placed on the rear panel of the LSV in clear view.

3) The Resident shall obtain, at his or her expense, a policy of liability insurance for injuries or death, and damage to property sustained within the Portico community, with minimum limits of Two Hundred Fifty Thousand Dollars ($250,000) for injury to or death of any one person, and minimum Fifty Thousand Dollars ($50,000) for damage to property. The insurance policy shall be a standard liability policy; a duplicate original of the policy or certificate of insurance must be presented at the time of the annual inspection. The policy must not be modified or cancelled without at least thirty (30) days' notice to the Property Manager.

4) The Resident agrees to indemnify, defend and save the Portico Master Property Owners Association Inc., Portico Community Development District, WCI Communities, LLC and Lennar Homes, Inc. and their directors, officers, employees and agents harmless from any damage to property and injury or death to person, and from any liability, loss, damages, expense or claims caused by, or arising out of or incident to the use or operation of the Resident's LSV unless such loss and expense are the direct result of the Indemnified Parties gross negligence or willful acts. The Resident shall reimburse the Association or any relevant association for any and all damages to property or to person by reason of a Resident's use and operation of the LSV.

5) Resident LSV owners are required to ensure that their private LSV is restricted to Florida state licensed drivers of age 16 or greater who will operate the cart in a safe, prudent manner and in accordance with all governmental and Portico regulations. LSV operated within the community may only be operated on streets or areas designated for LSV usage. Traffic signs must be obeyed. No LSV may be parked overnight on streets or driveways. LSV may not be operated on landscape buffers tracts, sidewalks or bikepaths. Violation of any conditions constitutes a non-criminal traffic infraction per F.S. 316.212(8). Any traffic incident involving a LSV will be subjected to all enforcement policies and procedures similar to an accident involving a motor vehicle.

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6) Violations of these Rules and Regulations may result in the revocation of private LSV privileges and/or suspension subject to prior written notice of the violation, and a reasonable opportunity to conform. Suspension of privileges will include a written notice to the LSV owner, a copy of this notice placed in the owner's file, notice to security and the removal of the ID sticker from the LSV. The Association shall have the right to impose a fine for non-compliance in accordance with the rules enforcement powers granted the Association in the Portico Declaration.

7) LSV's that have been previously registered may be resold to other residents as long as they have been properly maintained in both appearance and functionality.

8) It is permissible to purchase a new, used or rebuilt LSV as long as such LSV meets the required specifications.

9) Specifications for LSV are as follows:
   a. LSV shall not have any business or advertisement stickers or signage
   b. LSV body, canvas tops or covers and upholstery shall be in good condition
   c. All LSVs must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rear-view mirror and red reflectorized warning devices in both front and rear. LSVs must have functioning headlights, taillights, brake lights, turn signals, mirrors in accordance with DMV standards, parking brake, seatbelt for each designated seat, VIN (Vehicle Identification Number) and a windshield.
   d. Optional equipment may include, high speed motor, fuel gauge, horn, pin striping and name decal, fans, side enclosure panels, seat covers, or four passenger seating.
   e. Any LSV displaying significant body damage must be repaired. Vinyl seats or seat covers must be free of tears and rips.
   f. Customized LSVs are prohibited.
   g. Converted golf carts which meet all requirements of a LSV are permissible

10) Enforcement of these rules and regulations and related procedures will be by the Association, its managers and privacy staff working on behalf of the Association.