THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:

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SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK NORTH NEIGHBORHOOD AREA

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR REELING PARK NORTH NEIGHBORHOOD AREA (this "**Amendment**") is dated as of the 6th day of October 2026, by THE VIERA COMPANY, a Florida corporation ("**Neighborhood Declarant**"). The effective date of this Amendment shall be the date that this Amendment is recorded in the Public Records of Brevard County, Florida (the "**Effective Date**").

RECITALS:

WHEREAS, Neighborhood Declarant is the "Neighborhood Declarant" under that certain Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded on October 7, 2015, in Official Records Book 7467, Page 1393, of the Public Records of Brevard County, Florida; as amended by that certain First Amendment to Declaration of Covenants, Conditions, Easement, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded on May 2, 2016, in Official Records Book 7605, Page 1850, of the Public Records of Brevard County, Florida; as further amended by that certain Second Amendment to Declaration of Covenants, Conditions, Easement, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded on March 28, 2019, in Official Records Book 8400, Page 802, of the Public Records of Brevard County, Florida; as further amended by that certain Third Amendment to Declaration of Covenants, Conditions, Easement, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded on January 7, 2020, in Official Records Book 8631, Page 1377, of the Public Records of Brevard County, Florida; as further amended by that certain Fourth Amendment to Declaration of Covenants, Conditions, Easement, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded on January 27, 2021, in Official Records Book 8993, Page 1983, of the Public Records of Brevard County, Florida; and as further amended by that certain Fifth Amendment to Declaration of Covenants, Conditions, Easement, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded on July 19, 2023, in Official Records Book 9841, Page 1312, of the Public Records of Brevard County, Florida (collectively, the "**Neighborhood Declaration**");

WHEREAS, under Article X of the Neighborhood Declaration, Neighborhood Declarant has the unilateral right to amend the Neighborhood Declaration during the Class B Control Period, and, as of the date of this Amendment, the Class B Control Period remains in effect;

WHEREAS, the Neighborhood Declarant desires to amend the Neighborhood Declaration as more specifically provided below; and

WHEREAS, The Viera Company, a Florida corporation, as the "Community Declarant" under the Neighborhood Declaration (the "**Community Declarant**"), is joining in the execution of this Amendment to evidence its consent to the provisions of this Amendment, as required under Article X of the Neighborhood Declaration.

NOW, THEREFORE, Neighborhood Declarant hereby amends the Neighborhood Declaration as set forth below:

1. RECITALS: The above recitals are true and correct, and are incorporated into this Amendment by this reference.

2. DEFINED TERMS: Any capitalized term not otherwise defined in the above recitals or elsewhere in this Amendment shall have the meaning ascribed to such term in the Neighborhood Declaration.

3. AMENDMENTS: The Neighborhood Declaration is hereby amended as follows, as of the Effective Date, with new language evidenced by underlined text and deleted language evidenced by ~~strikethrough~~ text:

(a) Parking and Garages. Article V, Section 13, is hereby amended as follows:

> Except as otherwise provided in this Section 13 or otherwise in this Declaration (including, without limitation, special parking provisions in this Section 13 relating to Recreational Vehicles and Recreational Amenities), Owners and their tenants, guests/licensees or invitees shall park only (a) in their garages or in the driveways serving their Units or Unplatted Parcels, (b) in striped parking spaces or in designated parking areas on Common Area as may be directed by the Board of Directors, in which parking in such Common Area may or may not be assigned and which shall be on a first-come, first-served basis, subject to such reasonable rules and regulations as the Board of Directors may adopt, (c) curbside within striped parallel parking spaces in public streets and rights of way that are a part of the Neighborhood Area (with such public streets and rights of way shown on the Plat) on a first-come, first-served basis or (d) curbside between curb bulb-outs/bump-outs in public streets or rights of way that are a part of the Neighborhood Area (with such public streets and rights of way shown on the Plat), which are intended by design for parallel parking, which shall be on a first-come, first-served basis. Curbside parking on public streets or rights of way that are a part of the Neighborhood Area shall be in accordance with the applicable parking provisions of this Declaration (including, without limitation, this Section 13), the ordinances of Brevard County, Florida, and Florida Statutes or the Florida Administrative Code; provided; however, that in the event any parking provision of this Declaration is more stringent than the

applicable provisions of the ordinances of Brevard County, Florida, Florida Statutes, or the Florida Administrative Code, the more stringent parking provisions of this Declaration shall control. Owners and their tenants, guests or invitees shall not park on yards, sidewalks, medians or the Common Area, including private alleys of the Neighborhood Association, as shown on the Plat, or Common Area sidewalks, except that parking may be allowed in any striped parking spaces that may be within the Common Area or any other area of the Common Area that the Neighborhood Association may otherwise designate for parking (as provided in item (b) above) on a non-designated or assigned basis, in which case parking in such Common Area is permitted to the extent allowed under this Declaration. No driveways, sidewalks, or private alleys within the Neighborhood Area shall be blocked by the parking of any vehicle (including Recreational Vehicles) or Recreational Amenities. Curbside parking spaces and curbside parking areas between bulb-outs/bump-outs located within any public street or right-of-way shown on the Plat (and not private alleys shown on the Plat) are intended for use by the general public and such parking spaces and areas shall neither be Common Area nor designated or assigned in any manner for the exclusive or non-exclusive use by the Owner of any Unit or such Owner's family, guests or invitees, and shall be used on a first-come, first-served basis unless otherwise provided in this Section 13 for Recreational Vehicles and Recreational Amenities or otherwise in this Declaration. Notwithstanding the foregoing provisions of this Section 13, all commercial motor vehicles, as defined in Section 320.01(25), Florida Statutes, Recreational Vehicles, Recreational Amenities, ~~trucks (other than unmodified stock pick-up trucks and so-called sport utility vehicles intended for personal or family use, provided no commercial signage, lettering or logo is displayed on the exterior of the vehicles or is otherwise visible from the exterior of the vehicles), vans (other than mini-vans and full-sized vans intended for personal or family use, provide no commercial signage, lettering or logo is displayed on the exterior of the vehicles or is otherwise visible form the exterior of the vehicles), and vans (other than mini-vans and full-sized vans intended for personal for personal or family use, provide no commercial signage, lettering or logo is displayed on the exterior of the vehicles or is otherwise visible form the exterior of the vehicles),~~ tractors, must be parked entirely within a garage unless otherwise permitted to be parked elsewhere within the Neighborhood Area by this Section 13 or otherwise in this Declaration or by the Board of Directors. Except that nothing herein shall prohibit, nor be interpreted or applied to prohibit, regardless of any official insignia or visible designation, an Owner or a tenant, guest, or invitee of an Owner, from parking his work vehicle, in the driveway of a Unit. ~~Storage of any of the foregoing in the driveway of a Unit or Unplatted Parcel or any public street or right of way or~~

~~Common Area private alley adjacent to such Unit shall not be permitted unless otherwise permitted by this Section 13 or by the Board of Directors.~~ Notwithstanding anything in the preceding sentences to the contrary, Recreational Vehicles and Recreational Amenities may be kept within the driveway of a Unit for up to twenty-four (24) hours for cleaning, loading and/or unloading purposes, subject to such guidelines and restrictions as may be adopted by the Board of Directors from time to time with respect thereto. To the extent that a Recreational Vehicle or Recreational Amenity of an Owner or tenant cannot be completely parked in the driveway of the Unit of the Owner or tenant owning such Recreational Vehicle or Recreational Amenity for the above-referenced 24-hour temporary parking period or completely in the garage serving that Unit, such Recreational Vehicle or Recreational Amenity may be temporarily parked by an Owner or tenant (but not guests or other invitees of such Owner or tenant) curbside on public streets or rights of way that are a part of the Neighborhood Area as provided in items (c) and (d) above to the extent parking is available, but such Recreational Vehicle or Recreational Amenity must be parked curbside directly in front of, and adjacent to, the Unit of the owner of such Recreational Vehicle or Recreational Amenity so that the Recreational Vehicle or Recreational Amenity is parked completely in front of, and adjacent to, the Unit of the owner of such Recreational Vehicle or Recreational Amenity. To the extent that the length of the Recreational Vehicle or Recreational Amenity extends beyond the width of the Unit of the owner of such Recreational Vehicle or Recreational Amenity, curbside parking of such Recreational Vehicle or Recreational Amenity is allowed to extend beyond the width of that Unit into the portion of such curbside area in front of, and adjacent to, a Unit adjacent to the Unit of the owner of such Recreational Vehicle or Recreational Amenity only if the Owner or tenant of such adjacent Unit consents beforehand in writing (which may include written consent by electronic transmission, including email) to allowing such Recreational Vehicle or Recreational Amenity to be parked curbside in front of, and adjacent to, his or her Unit and a copy of such written consent has been provided to the Neighborhood Association. For a Unit without a public street directly in front of, and adjacent to, such Unit or for a Unit with a public street directly in front of, and adjacent to, such Unit, but without a striped parking space or curb bulb-out/bump-out parking area directly in front of, and adjacent to, such Unit or with no such curbside parking areas then available for parking to other vehicles being parked curbside, then curbside parking of Recreational Vehicles or Recreational Amenities shall be permitted by the Owner or the tenant of such Unit in a striped parking space or between a curb bulb-out/bump out in the most nearby public street or right-of-way that is not directly adjacent to the front of another Unit (such as a striped parking space or curb

bulb-out/bump out area across the street from the Residential Unit of the Owner or tenant owning the Recreational Vehicle or Recreational Amenity). *The aforementioned temporary curbside parking of Recreational Vehicles and Recreational Amenities by Owners and tenants of a Unit (but not their guests/licensees or invitees) shall be limited as follows: (i) each Recreational Vehicle or Recreational Amenity must be registered with the Neighborhood Association for identification purposes; and (ii) each registered Recreational Vehicle or Recreational Amenity shall be parked curbside as provided in items (c) and (d) above for up to eight (8) parking sessions per calendar month, with each parking session to be for up to four (4) continuous hours, for curbside parking, loading, unloading, and/or cleaning purposes, but not electrical charging or other utility connection at a Unit unless electrical charging cords are covered in a manner approved by the Neighborhood Association's Board of Directors or management company so as to not present a tripping hazard along sidewalks or the Common Area, as determined by the Neighborhood Association in its sole and absolute discretion.* For purposes of maintaining the aesthetic look on public streets and rights of way within the Neighborhood Area, Owners and tenants of a Unit shall be limited to parking only one (1) Recreational Vehicle or Recreational Amenity curbside on a public street at a time in the manner provided in this Section 13. To the extent that a Recreational Amenity or vehicle is temporarily connected to a Recreational Vehicle for travel purposes (such as a jet ski temporarily connected by trailer to an RV), such items shall be considered one (1) Recreational Vehicle for purposes hereof. To the extent that a Recreational Vehicle or Recreational Amenity cannot be parked in the manner provided in this Section 13, an Owner or its tenant (and their guests/licensees and invitees) must park such Recreational Vehicle off-site from the Neighborhood Area at their respective sole risk, cost and expense. Each Unit shall have at least a two (2) car garage or if permitted by the PRC, a similar space for permanent parking of two (2) cars. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed. Nothing in this section shall be construed to prohibit the parking of any sheriff's office, police department or highway patrol car or van in a driveway of any Unit in the same manner as provided hereinabove for private ~~noncommercial~~ vehicles. (This section shall not apply to construction or similar vehicles or construction trailers which may be parked on an Unplatted Parcel or a Unit, but only during such reasonable period of time within which construction of improvements thereon is occurring.). Any Owner or tenant who is in violation of the provisions of this Section 13 is subject to the enforcement remedies set forth in Article VIII, Section 4 of this

Declaration and all other remedies available to the Neighborhood Association under applicable law or equity, including towing pursuant to applicable Brevard County ordinances and Florida Statutes.

(b) Decorations. Article V, Section 33, is hereby amended as follows:

No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statutes, weather vanes, or flagpoles shall be installed or placed within or upon any portion of any Unit or Unplatted Parcel without the prior written approval of the ARC or the MRC, as the case may be ~~MRC~~. This Section shall not apply to the temporary display of residential decorations celebrating customary holidays; provided, however, to the extent such displays include or incorporate decorative lighting as described in Section 44(e) herein below, the same must comply with the restrictions set forth in such Section 44, including the time and date restrictions specified in Section 44(e), and that such displays shall be subject to specific rules, requirements and limitations from time to time promulgated by the Board of Directors in its discretion. This Section 33 of Article V does not prohibit and shall not be construed to prohibit the display of one (1) United States flag by a Unit Owner, provided such flag is flown in a respectful manner in accordance with the applicable federal and state law and in accordance with any rules and regulations with respect to the display of flags adopted by the Neighborhood Association.

Any permitted decorative object installed or displayed on any Unit shall be maintained by the Owner thereof in a good, aesthetically pleasing manner and shall not be the responsibility of the Neighborhood Association. Further, any decorative object installed or displayed on any Unit for which the Neighborhood Association is responsible for maintenance obligations, specifically including Zero Lot Line Units, neither the Neighborhood Association nor Neighborhood Declarant, including their respective officers, directors, agents or contractors, shall be responsible for damage to such decorative object as a result of the exercise of the rights and easements granted thereto under this Neighborhood Declaration.

(c) Exterior Lighting. Article V shall be amended to add Section 44, which shall read as follows:

Section 44. Exterior Lighting. The following restrictions shall apply to all Units within the Neighborhood Area.

(a) All landscape lighting, lamps, permanent LED lighting systems, and sofit lighting shall be of a soft and diffused character used to illuminate landscape plantings and/or building surfaces. During non-holiday periods, all lighting must be set to display only

static, warm, soft white light. Animated, sequencing, color-changing, blinking, pulsing programs, or other lighting design effects are not permitted outside of approved holiday display periods, as defined in subsection (e) herein below.

(b) Flood lights shall be shielded and concealed as much as reasonably possible to prevent direct visibility of the light source, harsh glare or view of the fixture during daylight hours.

(c) Light pollution from any Unit to another or onto the golf course or other Common Area, excessive lighting sources or other errors in design judgment or installation shall be subject to correction if deemed intrusive or a nuisance by the PRC, the ARC or the MRC, as the case may be, upon final installation.

(d) Walkway lights placed in grass areas or adjacent to walkways, whether or not in shrub or ground cover areas, must use solar or buried cable and junction boxes to minimize visibility of any attendant hardware during daylight hours.

(e) Decorative lighting (permanent or temporary), including but not limited to holiday lights, colored sofit lights, LED lighting systems, and lighted yard or lawn decorations or ornaments must be turned off by midnight (12:00 a.m.) and remain off until the next evening, no earlier than 6:00 p.m. Such decorative lighting may only be used during these approved holiday display periods:

Halloween – October 1 through November 5;

Winter/Holiday Season – the Friday immediately following Thanksgiving through January 15; and

Independence Day – June 25 through July 8.

(f) For display of any decorative lighting (permanent or temporary), including but not limited to holiday lights, colored sofit lights, LED lighting systems, and lighted yard or lawn decorations or ornaments on any Unit within the Neighborhood Area outside of the prescribed holiday display periods identified herein above, the Owner of such Unit must receive prior approval thereof by the PRC, the ARC or the MRC, as the case may be.

(g) To the extent exterior lighting, including but not limited to landscape lighting, lamps, permanent LED lighting systems, sofit lighting, decorative lighting, holiday lights and lighted yard or lawn decorations, is installed or displayed on any Unit for which the Neighborhood Association is responsible for maintenance obligations, specifically including Zero Lot Line Units, neither the Neighborhood Association nor Neighborhood Declarant, including

their respective officers, directors, agents or contractors, shall be responsible for damage to such exterior lighting as a result of the exercise of the rights and easements granted thereto under this Neighborhood Declaration.

(h) All exterior lighting, including but not limited to landscape lighting, lamps, permanent LED lighting systems, sofit lighting, decorative lighting, holiday lights and lighted yard or lawn decorations installed or displayed on any Unit shall be maintained by the Owner thereof in a good, aesthetically pleasing manner and shall not be the responsibility of the Neighborhood Association.

4. JOINDER: The Community Declarant joins in the execution of this Amendment to evidence its consent to the provisions of this Amendment.

5. FULL FORCE AND EFFECT: The terms, provisions and conditions set forth in the Neighborhood Declaration that are not modified in this Amendment remain unmodified and in full force and effect. In the event of a discrepancy between the terms and conditions of the Neighborhood Declaration and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall prevail.

6. COUNTERPARTS: This Amendment may be executed in counterparts.

(SIGNATURE OF NEIGHBORHOOD DECLARANT IS ON THE FOLLOWING PAGE.)

IN WITNESS WHEREOF, Neighborhood Declarant has executed this Amendment as of the date set forth above.

WITNESSES:

Print Name: Rachel Pringle
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940

Print Name: Lana Wilcox
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940

NEIGHBORHOOD DECLARANT:

THE VIERA COMPANY,
a Florida corporation

By:
Name: Todd J. Pokrywa
Title: President
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me by physical presence notarization on the 10th day of October 2026, by Todd J. Pokrywa, as the President of The Viera Company, a Florida corporation, on behalf of the corporation. He is personally known to me.

Print Name: Lana Wilcox
Notary Public
Commission No.: HH 691985
My Commission Expires: 7/10/2029

LANA WILCOX
MY COMMISSION # HH 691985
EXPIRES: July 10, 2029

(JOINDER OF THE COMMUNITY DECLARANT IS ON THE FOLLOWING PAGE.

JOINDER

(COMMUNITY DECLARANT)

The Community Declarant hereby joins in the execution of this Amendment for the purpose of consenting to the terms and conditions of this Amendment

WITNESSES:

Print Name: Rachel Pringle
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940

Print Name: Lana Wilcox
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940

COMMUNITY DECLARANT:

THE VIERA COMPANY,
a Florida corporation

By: _____
Name: Todd J. Pokrywa
Title: President
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me by physical presence on the 16th day of October 2026, by Todd J. Pokrywa, as the President of The Viera Company, a Florida corporation, on behalf of the corporation. He is personally known to me.

LANA WILCOX
MY COMMISSION # HH 691985
EXPIRES: July 10, 2029

Print Name: Lana Wilcox
Notary Public
Commission No.: HH 691985
My Commission Expires: 7/10/2029