

This instrument prepared by  
and after recording return to:

Brian M. Jones, Esq.  
SHUTTS & BOWEN, LLP  
300 S. Orange Ave., Suite 1600  
Orlando, Florida 32801

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR SANDALWOOD TOWNHOMES**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SANDALWOOD TOWNHOMES (this “**First Amendment**”) is made this 11<sup>th</sup> day of December, 2025 by **D.R. HORTON, INC.**, a Delaware corporation (the “**Declarant**”) (as defined in the Declaration as that term is defined in Recital A below) whose post office address is 10192 Dowden Rd, Orlando, Florida 32832, and is joined in by **SANDALWOOD TOWNHOMES OWNERS ASSOCIATION, INC.**, a Florida corporation not for profit (“**Association**”) whose post office address is 10192 Dowden Rd, Orlando, Florida 32832.

**RECITALS:**

**A.** Declarant is the declarant under and as defined in that certain Declaration of Covenants, Conditions and Restrictions for Sandalwood Townhomes recorded on June 26, 2025, in Official Records Book 8721, Page 2184, of the Public Records of Volusia County, Florida (“**Declaration**”).

**B.** Declarant, pursuant to Section 14.01(C) of the Declaration, desires to amend certain terms and provisions of the Declaration as set forth herein.

**C.** The defined terms utilized herein shall have the meanings ascribed to them in the Declaration except as expressly modified herein.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, Declarant hereby declares that this Declaration encumber the Property and such Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. **Start-Up Assessment; Capital Assessment; Due Dates.** The first grammatical sentence of Section 6.05 of the Declaration is deleted in its entirety and restated as follows:

“At the closing of the sale of each Lot in the Property to a Third-Party Purchaser, said purchaser shall pay to the Association: (i) a one-time Start-Up Assessment (“**Start-Up Assessment**”) in the amount as established by the Board from time to time; and (ii) the amount equal to two (2) months’ pro-rata share of the Annual Assessment (calculated on a 1/12 per-month basis).”

2. **Miscellaneous.** Except as expressly modified herein, all other terms, provisions, conditions and restrictions set forth in the Declaration remain valid and in full force and effect.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE**

IN WITNESS WHEREOF, this First Amendment has been signed by Declarant and joined in by the Association as of the date first written above.

DECLARANT:

D.R. Horton, Inc.,  
a Delaware corporation

By: [Signature]  
Name: JOHN VALANTASIS  
Title: Assistant Secretary

WITNESSES AS TO DECLARANT:

[Signature]  
Signature  
Print Name: JOHN ROME  
Address: 10192 DOWDEN RD  
ORLANDO FL, 32832

[Signature]  
Signature  
Print Name: Louis Aielli  
Address: 10192 Dowden Rd  
Orlando FL, 32832

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF Orange        )

I HEREBY CERTIFY that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to make acknowledgments, the foregoing instrument was acknowledged before me by John Valantasis, the Asst. Secretary of D.R. Horton, Inc., a Delaware corporation, freely and voluntarily under authority duly vested in him. He/She is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11<sup>th</sup> day of December, 2025.

[Signature]  
Notary Public, State of Florida  
Christine M. Hurst  
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



WITNESSES AS TO ASSOCIATION:

[Signature]  
Signature  
Print Name: JON ROME  
Address: 10192 DOWDEN RD  
ORLANDO FL, 32832

[Signature]  
Signature  
Print Name: Louis Avelli  
Address: 10192 Dowden Rd  
Orlando, FL, 32832

ASSOCIATION:

SANDALWOOD TOWNHOMES OWNERS  
ASSOCIATION, INC., a Florida corporation  
not for profit

By: [Signature]  
Name: Melissa Dotson  
Title: President

(SEAL)

STATE OF FLORIDA     )  
  ) SS  
COUNTY OF Orange     )

I HEREBY CERTIFY that on this day, before me by means of  physical presence or  online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Melissa Dotson, the President of SANDALWOOD TOWNHOMES OWNERS ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in him. He/She is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11<sup>th</sup> day of December, 2025.

[Signature]  
Notary Public, State of Florida  
Christine M. Hurst  
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



ID: Book 8792, Page 4021

County: Volusia

Date: 12/17/25 Time: 10:36:18 AM

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and after recording return to:

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