

Prepared by and return to:
S. Kyla Thomson, Esq.
Varnum, LLP
4501 Tamiami Trail N., Suite 350
Naples, FL 34103
239-241-7380


**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
NAPLES RESERVE**

I HEREBY CERTIFY that the following amendments to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Naples Reserve were duly adopted by the Association membership at the duly noticed meeting called for that purpose and held on the 7th day of November, 2025. Said amendments were approved by a proper percentage of voting interests of the Association.

The original Declaration of Covenants, Conditions, and Restrictions for Naples Reserve was recorded in Official Records Book 4953, Page 3586 et seq. at the Public Records of Collier County, Florida. The property subject to the Declaration is further described in Exhibit "A" of the original Declaration of Covenants, Conditions, and Restrictions for Naples Reserve in Official Records Book 4953, Page 3586 et seq. at the Public Records of Collier County, Florida.

**NAPLES RESERVE HOMEOWNERS
ASSOCIATION, INC.,**
A Florida not for profit corporation

WITNESSES



Signature of First Witness

Daniel Ford

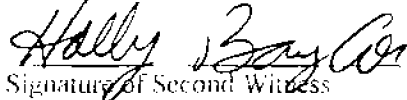
Printed Name of First Witness

3511 32nd St SW

Address of First Witness

Lehigh Acres, FL 33976

Address of First Witness



Signature of Second Witness

Holly Baylor

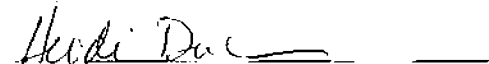
Printed Name of Second Witness

11490 Sunter Grove Circle Unit 2107

Address of Second Witness

Naples, FL 34113

Address of Second Witness



By: Heidi Devlin

Title: President

STATE OF FLORIDA
COUNTY OF COLLIER

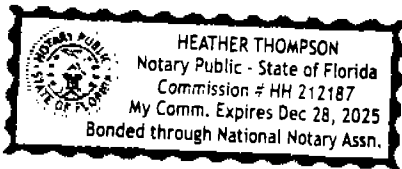
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 14th day of November 2025, by Heidi Devlin, as President of Naples Reserve Homeowners Association, Inc., who is personally known to me, or [] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of November, 2025.

(NOTARY STAMP/SEAL)

[Signature] (SEAL)

Notary Public for the State of Florida
Print Name: Heather Thompson
My Commission Expires: Dec. 28, 2025



Naples Reserve Homeowners Association, Inc.
a Florida not-for-profit corporation

Approved Amenity Access Provision

Additions are underlined.
Deletions are ~~stricken through~~.

Article V, Section 6 shall be added as follows:

6. Guest Amenity Access Credentials. Owners, eligible Long-Term Permanent Residents, and Tenants may access the Association's amenities through the Association's amenity access system. The Association's amenity access system as of the date of recording of this amendment are smartphone credentials. Only one (1) set of amenity credentials per Owner, Long-Term Permanent Resident, or Tenant will be issued. Long-Term Permanent Residents means Persons who reside at the Unit on a regular basis and are a single housekeeping and economic unit with the Owner or a live-in caretaker of the Owner or a Long-Term Permanent Resident who can provide documentation that he or she is a live-in caretaker. The Association may adopt further rules and policies regarding Long-Term Permanent Residents and Tenants and their eligibility for amenity credentials. Effective March 1, 2026, the Association's policy regarding Guest Amenity Access Credentials are as follows:

a. Immediate Family Members. Immediate Family Members shall mean children, grandchildren, parents, siblings, and grandparents of an Owner or Primary Occupant, if the Unit is not owned by a natural person, who are not Long-Term Permanent Residents.

b. Eligible Immediate Family Member. Eligible Immediate Family Member shall mean an Immediate Family Member who is eighteen (18) years old or older.

c. The Owner shall register Eligible Immediate Family Members with the Association through the process established by the Board of Directors, as may be amended from time to time. Once registered, the Association shall provide the Eligible Immediate Family Member with one (1) set of amenity credentials. There shall be no more than six (6) registered Eligible Immediate Family Members associated with a Unit at any one time.

d. Eligible Immediate Family Members with amenity credentials may access the Island Club, the pool, the cafe, and the Tiki Bar, without being accompanied by the Owner. Notwithstanding the foregoing, Owners must accompany all guests at all times, including Eligible Immediate Family Members, to the other Association amenities.

e. Eligible Immediate Family Members may bring guests to the Island Club, the pool, the cafe, and the Tiki Bar but such guests must be accompanied by the Eligible Immediate Family Members. Guests of Eligible Immediate Family Members are guests of Owners.

f. All other guests that are not Eligible Immediate Family Members are not eligible for amenity credentials and must be accompanied by the Owner, Long-Term Permanent Resident, or Eligible Immediate Family Member at the Association amenities.

g. Notwithstanding any general restrictions, rules, or policies that provide Tenants with the ability to use the amenities, recreational facilities, and other Association facilities in the same or similar capacity as Owners, this Guest Amenity Access Credentials provision applies only to Owners. Tenants shall not have the ability to have Eligible Immediate Family Members and must accompany all guests at the Association amenities.

Notwithstanding the foregoing, the Board, in its sole discretion, may, without further amendment to the Declaration, adopt further procedure, policies, and rules regarding the Guest Amenity Access so long as they are not in conflict with this Article V, Section 6.

Naples Reserve Homeowners Association, Inc.
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Approved Food and Beverage Minimum Purchase Provision

Additions are underlined.

Deletions are ~~stricken through~~.

Article IX, Section 12 shall be added as follows:

12. Minimum Purchases. The Association has the right to implement a policy that requires each Owner to be billed for a minimum amount designated for the purchase of food and/or beverages from the Association. The minimum purchase amount for the 2026 fiscal year shall be \$400. Any changes in the amount of the minimum, the due date for payment, and other rules, policies, and procedures regarding the minimum shall be as determined by resolution of the Board from time to time. An Owner can permit his or her Family, Guests, or tenants to use the Lot's associated minimum purchase account. Payment of the minimum purchase requirement is non-refundable when paid and no unused food and beverage minimum within a fiscal year shall be reimbursed or carried over to the following fiscal year. The minimum purchase requirement shall be collectible similar to an Assessment, subject to a lien, and can be collected from the Owner as such in accordance with this Section 8 hereof, including foreclosure of a lien on a Lot.