

EAGLE CREEK DEVELOPMENT CORPORATION

November 18, 2025

Theresa M. McDowell, Esq
Greenberg Nikoloff P.A.
17900 Hunting Bow Cir., Suite 102
Lutz, Florida 33558

Re: Eagle Creek

Dear Ms. McDowell:

Reference is made to your letter of October 20, 2025 to Amanda Caruso regarding Eagle Creek. You have requested information regarding the rights of Eagle Creek Development Corporation ("ECDC"), as the Declarant under the Declaration and the developer of Eagle Creek to continue to appoint one Director to the Board of Directors of the Association. As you know, pursuant to Subsection 720.307 (3) of Florida Statutes and Article XIII, Section 5 of the original Declaration of the Association (Article VI, Section 4 of the Consolidated Declaration of Covenants), ECDC has the right to appoint one Director to the Board of Directors of the Association so long as ECDC owns at least five percent (5%) of the existing, platted and future planned unplatted Lots/Parcels that ECDC intends will ultimately be governed by the Association.

Pursuant to the Eagle Creek PD (Amended Land Use Plan) dated April 21, 2016, as amended, which was approved by Orange County, the total number of single family residential units approved for development in Eagle Creek is 2,618 Units and ECDC plans to utilize all of those entitlements. As of this date, ECDC has conveyed to third parties completed homes on 2,435 Lots leaving ECDC with ownership of 183 residential entitlements. Therefore, as of this date, ECDC still owns 7% of the approved and planned residential entitlements, which is more than the 5% minimum amount ECDC is required to own in order to be entitled to continue to appoint a director to the Association Board of Directors.

ECDC still owns significant land holdings within Eagle Creek on which ECDC could utilize its remaining entitlements. No final decisions have been made regarding exactly where or when ECDC will do so.

If you have any additional questions, please feel free to contact Amanda or me.

Sincerely,

L.B. Pitt

Lawrence B. Pitt

Vice President & Executive Counsel

EAGLE CREEK DEVELOPMENT CORPORATION

283 Cranes Roost Blvd., Suite 250

Altamonte Springs, FL 32701

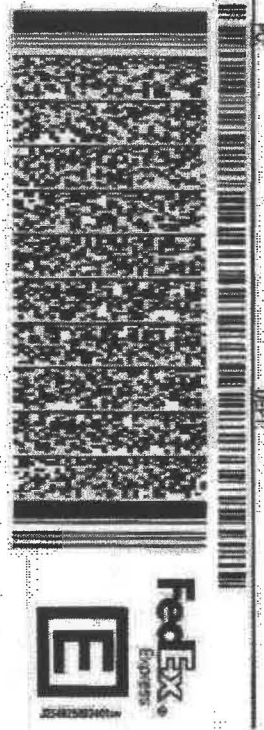
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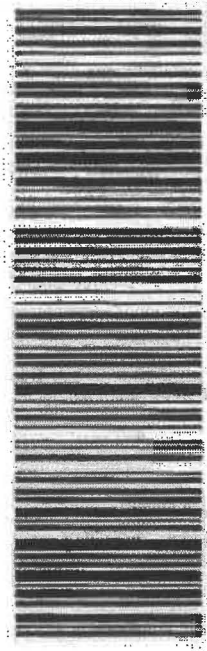


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