

# FIRST AMENDMENT AND RENEWAL TO COMMUNITY ASSOCIATION MANAGEMENT AGREEMENT

This First Amendment and Renewal to Community Association Management Agreement (this "Amendment") is entered into by and between THE COTTAGES AT ARGYLE CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, whose address is 8550 Argyle Business Loop, Jacksonville, Florida 32244 (the "Association"), and FREEDOM COMMUNITY MANAGEMENT LLC, a Florida limited liability company, whose address is 751 Oak Street, Suite 150, Jacksonville, Florida 32204 (the "Manager"). The Association and Manager may be referred to collectively as the "Parties."

## RECITALS

- A. The Parties entered into that certain Community Association Management Agreement dated December 1, 2024, with a commencement date of February 1, 2025 (the "Original Agreement").
- B. The Initial Period of the Original Agreement ends one calendar year from the February 1, 2025 commencement date.
- C. The Parties desire to renew the Original Agreement for an additional one year period and confirm the revised monthly management fee and a limited additional monthly reporting obligation.
- D. Except as expressly modified by this Amendment, all terms and conditions of the Original Agreement shall remain unchanged and in full force and effect.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

- 1. Renewal Term.** The Original Agreement is renewed for one additional one year term beginning February 1, 2026 and ending January 31, 2027, unless earlier terminated in accordance with the Original Agreement.
- 2. Management Fee.** Effective February 1, 2026, the services under the renewed term will be performed for the annual sum of Forty Three Thousand Six Hundred Eighty and 00/100 Dollars (\$43,680.00), payable in twelve (12) consecutive monthly payments of Three Thousand Six Hundred Forty and 00/100 Dollars (\$3,640.00) per month. The Parties acknowledge that this annual amount reflects the four percent (4%) annual cost increase referenced in Section 1.6 of the Original Agreement.
- 3. Payment Timing.** The Monthly Management Fee shall continue to be paid monthly, in advance, on or before the tenth (10th) day of the month during which services are to be performed, consistent with Section 4.4 of the Original Agreement. This Amendment does not change the payment timing in the Original Agreement.
- 4. Additional Monthly Owner and Occupancy Report.** As part of the renewed services, Manager shall provide the Association with a monthly owner and occupancy report using information reasonably available to Manager from the Association's records, owner submissions, tenant registrations, lease records, vehicle registrations, and other information provided to or maintained by Manager in the ordinary course of management. The report may include, as applicable and available, owner occupancy status, renter or tenant status, current lease information, and vehicle information. Manager shall not be responsible for the accuracy or completeness of information that has not been provided to Manager, has been provided inaccurately, or is not otherwise reasonably available to Manager.
- 5. Compliance and Website Reporting.** Manager shall continue to assist with Florida condominium transparency, website, mobile application, and official records posting requirements as provided in the Original Agreement and as required by applicable law. This Amendment confirms the renewed fee and

the additional monthly report described above, but does not expand Manager's responsibilities beyond those expressly stated in the Original Agreement and this Amendment.

**6. No Other Modification.** Except as expressly amended by this Amendment, the Original Agreement remains unchanged, ratified, and in full force and effect. In the event of a direct conflict between this Amendment and the Original Agreement, this Amendment shall control only as to the specific subject matter expressly amended herein.


**7. Authority.** Each person signing this Amendment represents that he or she has authority to bind the party on whose behalf the person signs.

**8. Counterparts and Electronic Signatures.** This Amendment may be executed in counterparts and by electronic signature, each of which shall be deemed an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the date of the last signature below.

**MANAGER:**  
**FREEDOM COMMUNITY MANAGEMENT  
LLC**

**ASSOCIATION:**  
**THE COTTAGES AT ARGYLE  
CONDOMINIUM  
ASSOCIATION, INC.**

By:   
Name: Emmanuel Matias  
Title: President  
Date: 6/16/2026

By: Deborah Hoepfer  
Name: Deborah Hoepfer  
Title: President  
Date: 1 Feb 2026