

DOCH 20140209848 B: 10736 P: 5775  
04/28/2014 02:20:37 PM Page 1 of 3  
Rec Fee: \$27.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: POULOS AND BENNETT LLC

PREPARED BY AND TO BE RETURNED TO:  
Jin Liu  
CARLTON FIELDS JORDEN BURT, P.A.  
4221 W. Boy Scout Boulevard  
Tampa, Florida 33607  
(813) 223-7000



**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF RESERVE AT SAWGRASS**

This Amendment to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this "**Amendment**") is made and executed this 22 day of April, 2014, by **BEAZER HOMES CORP.**, a Tennessee Corporation ("**Developer**"), with an office at 2600 Maitland Center Parkway, Suite 262, Maitland, Florida 32751.

**Recitals**

(A) Beazer Homes Corp. is the Developer under that certain Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass recorded on November 25, 2013, in Official Records Book 10668, Page 6145 of the public records of Orange County, Florida (the "**Declaration**").

(B) Pursuant to Section 15.ii of the Declaration, "Developer, prior to Turnover, . . . specifically reserves the right to amend this Declaration, without the consent or joinder of any party, in order to comply with the requirements of the Department of Housing and Urban Development, Veteran's Administration, the District, Federal National Mortgage Association, the County, or any other governmental agency."

(C) Orange County, Florida, pursuant to Chapter 9, Article XV of its Code of Ordinances, requires the Declaration to include certain disclosure language concerning airport noises ("**Airport Noise Amendment**").

(D) Orange County, Florida, as a requirement for the approval of the plat for Phase 1 of Reserve at Sawgrass, requires the Declaration to state that the common areas designated on any plat is part of the "Common Area" as defined in the Declaration ("**Common Area Amendment**").

(E) Turnover as defined in the Declaration has not occurred.

(F) Developer desires to make the Airport Noise Amendment and the Common Area Amendment pursuant to Section 15.ii of the Declaration.

**NOW, THEREFORE**, the Developer hereby agrees and covenants as follows:

1. **Recitals**. The above recitals of facts are true and correct and, by this reference, are made a part of the operative terms of this Supplemental Declaration.

2. **Definitions.** Capitalized terms used but not defined herein shall have the same meanings in the Declaration.

3. **Amendment to Section 1.x.** Section 1.x of the Declaration is hereby amended to read as follows:

x. "Common Area" shall mean all real property (including the improvements thereon) owned by the Association or easement areas in favor of the Association, for the common use and enjoyment of the Owners. The Common Area includes (a) the Conservation Areas (as hereinafter defined), and (b) the Surface Water Management System (as hereinafter defined), excluding Lots, and (c) all such common areas designated on any Plat, including, without limitation, those certain Tract "E" (recreation site), Tracts "F" and "G" (landscape), Tract "I" (open space), wall and landscape easements, and environmental swale easements as described in the Plat for Reserve at Sawgrass – Phase 1.

4. **Amendment to Section 16.xvi.** A new Section 16.xvi is hereby added to the Declaration to read as follows:

xvi. **NOTICE OF AIRPORT NOISE**  
**This Property is located within an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.**

5. **Conflict.** In the event of a conflict between this Amendment and the provisions of the Declaration, the provisions of this Amendment will control.

6. **Ratification.** The Declaration, as amended by this Amendment, shall remain in full force and effect according to the terms thereof and hereof.

7. **Effective Date.** This Amendment is effective upon the date it is recorded in the public records of Orange County, Florida.

[Signature follows on next page.]

IN WITNESS WHEREOF, Developer has executed this instrument as of the date first written above.

WITNESSES:

Name: [Signature]  
Print Name: Dallas Austin

Name: [Signature]  
Print Name: Roberta Rabatin

BEAZER HOMES CORP.,  
a Tennessee corporation

By: [Signature]  
Name: Jeremy Camp  
Title: DIRECTOR, LAND DEVELOPMENT

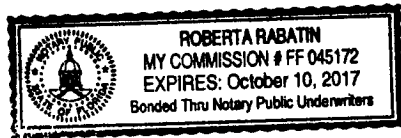
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2014, by Jeremy Camp, as Director, Land Development of BEAZER HOMES CORP., a Tennessee corporation, on behalf of the corporation. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

My Commission Expires: 10-10-2017

(AFFIX NOTARY SEAL)



[Signature]  
(Signature)  
Name: Roberta Rabatin  
(Legibly Printed)  
Notary Public, State of Florida  
FF 045172  
(Commission Number, if any)