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Rec Fee: \$35.50  
Martha O. Haynie, Comptroller  
Orange County, FL  
IO - Ret To: ORANGE COUNTY PUBLIC WORK

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



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

This Third Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this “**Supplemental Declaration**”) is made and executed this 12 day of AUGUST, 2015, 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, as may have been amended from time to time (collectively, the “**Declaration**”);

(B) Section 4 of the Declaration allows Developer, without joinder or consent of any other party, to amend the Declaration to submit any portion of the “**Additional Property**” (as defined in the Declaration) to become a part of the “**Property**” (as defined in the Declaration) subject to the Declaration;

(C) Developer is the owner of that certain property in Orange County, Florida, described in Exhibit “A” attached hereto and, by this reference, made a part hereof (the “**Phase 4A Property**”), which constitutes a portion of the Additional Property;

(D) In connection with the subdivision and development of the Phase 4A Property, Developer has recorded, or will record, a plat for Reserve at Sawgrass, Phase 4A (the “**Phase 4A Plat**”) covering the Phase 4A Property, in the Public Records of Orange County, Florida; and

(E) In connection with the recording of the Phase 4A Plat, Developer desires to submit the Phase 4A Property to become a part of the Property subject to 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. **Submission of Phase 4A Property.** The Developer, for itself and its successors, grantees and assigns, hereby makes, declares and publishes its intention to submit, and does hereby submit, the Phase 4A Property to be a part of the Property.

3. **Subject to Declaration.** The Phase 4A Property shall be subject to all of the covenants, conditions, restrictions, easements, and other terms and provisions contained in the Declaration, as may be amended and supplemented from time to time.

[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: Nora J. Schuster

BEAZER HOMES CORP.,  
a Tennessee corporation

By: [Signature]  
Name: Jeremy Camp  
Title: Authorized Signatory - Southeast Region

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12 day of August, 2015, by Jeremy Camp, as Authorized Signatory 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:

(AFFIX NOTARY SEAL)

[Signature]  
(Signature)  
Name: Nora J. Schuster  
(Legibly Printed)

Notary Public, State of Florida

FF 047093

(Commission Number, if any)



NORA J. SCHUSTER  
MY COMMISSION # FF 047093  
EXPIRES: September 4, 2017  
Bonded Thru Budget Notary Services

**Exhibit "A"**  
**Phase 4A Property**

Legal Description

A portion of Section 20, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of Lot 155, *RESERVE AT SAWGRASS - PHASE 3*, according to the plat thereof, as recorded in Plat Book 83, Pages 44 through 48, Public Records of Orange County, Florida; said corner being a point on a non-tangent curve, concave northerly, having a radius of 525.00 feet and a central angle of  $01^{\circ}56'41''$ ; thence westerly, along the northerly line of said Lot 155, the following two (2) courses and distances: on a chord bearing of  $S 88^{\circ}10'37'' W$  and a chord distance of 17.82 feet, run westerly, along the arc of said curve, a distance of 17.82 feet to the point of tangency thereof; thence run  $S 89^{\circ}08'58'' W$ , a distance of 32.18 feet; thence, departing said northerly line, run  $N 00^{\circ}51'02'' W$ , a distance of 50.00 feet for the ***POINT OF BEGINNING***; thence run  $S 89^{\circ}08'58'' W$ , a distance of 88.38 feet to a point of curvature of a curve, concave southerly, having a radius of 175.00 feet and a central angle of  $03^{\circ}45'50''$ ; thence run westerly, along the arc of said curve, a distance of 11.50 feet to a point of reverse curvature of a curve, concave northeasterly, having a radius of 25.00 feet and a central angle of  $89^{\circ}30'08''$ ; thence run northwesterly, along the arc of said curve, a distance of 39.05 feet to a point on the easterly line of *RESERVE AT SAWGRASS - PHASE 1*, according to the plat thereof, as recorded in Plat Book 80, Pages 126 through 130, Public Records of Orange County, Florida; said point being a point of compound curvature of a curve, concave easterly, having a radius of 170.00 feet and a central angle of  $04^{\circ}15'42''$ ; thence northeasterly, along said easterly line, the following four (4) courses and distances: run northerly, along the arc of said curve, a distance of 12.64 feet to the point of tangency thereof; thence run  $N 00^{\circ}51'02'' W$ , a distance of 199.66 feet to a point of curvature of a curve, concave southeasterly, having a radius of 25.00 feet and a central angle of  $90^{\circ}00'00''$ ; thence run northeasterly, along the arc of said curve, a distance of 39.27 feet to the point of tangency thereof; thence run  $N 89^{\circ}08'58'' E$ , a distance of 15.00 feet; thence, departing said easterly line, continue  $N 89^{\circ}08'58'' E$ , a distance of 86.91 feet; thence run  $S 00^{\circ}51'02'' E$ , a distance of 260.00 feet to the ***POINT OF BEGINNING***

Containing 0.75 acres, more or less.