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

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

This First Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this "**Supplemental Declaration**") is made and executed this ____ day of _____, 201_, 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) 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 2 Property**"), which constitutes a portion of the Additional Property;

(D) In connection with the subdivision and development of the Phase 2 Property, Developer has recorded, or will record, a plat for Reserve at Sawgrass, Phase 2 (the "**Phase 2 Plat**") covering the Phase 2 Property, in the Public Records of Orange County, Florida; and

(E) In connection with the recording of the Phase 2 Plat, Developer desires to submit the Phase 2 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 2 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 2 Property to be a part of the Property.

3. **Subject to Declaration**. The Phase 2 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.

4. **Common Area**. "Tract A" and "Tract B" as shown on the Phase 2 Plat are hereby designated as "Common Area" (as defined in the Declaration) pursuant to the Phase 2 Plat and 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: Nora J. Schuster
Print Name: Nora J. Schuster

Name:
Print Name: Daniel Lemus

BEAZER HOMES CORP.,
a Tennessee corporation

By:
Name: Jeremy Camp
Title: Director of Land Development

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13 day of February, 2014, by Jeremy Camp, as Dir. of Land Dev 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)

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

Nora J. Schuster
(Signature)
Name: Nora J. Schuster
(Legibly Printed)
Notary Public, State of Florida

FF 047093
(Commission Number, if any)

Exhibit "A"

Phase 2 Property

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner 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; thence run along the westerly boundary line of said *RESERVE AT SAWGRASS - PHASE 1* the following four (4) courses and distances: run S 02°04'07" E, a distance of 756.81 feet; thence run S 02°56'05" E, a distance of 50.01 feet; thence run S 02°04'07" E, a distance of 120.00 feet; thence run S 87°55'53" W, a distance of 240.00 feet to the northwest corner of Tract C, *RESERVE AT SAWGRASS - PHASE 1;* thence continue S 87°55'53" W, a distance of 130.63 to a point of curvature of a non-tangent curve, concave easterly, having a radius of 250.00 feet and a central angle of 01°49'31"; thence on a chord bearing of N 02°58'53" W and a chord distance of 7.96 feet, run northerly, along the arc of said curve, a distance of 7.96 feet to the point of tangency thereof; thence run N 02°04'07" W, a distance of 59.48 feet; thence run S 87°55'53" W, a distance of 170.00 feet; thence run N 02°04'07" W, a distance of 869.66 feet to a point on the southerly right-of-way line of Wetherbee Road as described and recorded in Official Records Book 9121, Page 1064 and Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave southerly, having a radius of 11,409.00 feet and a central angle of 00°40'37"; thence run easterly along said southerly right-of-way line of Wetherbee Road the following two (2) courses and distances: on a chord bearing of N 88°46'14" E and a chord distance of 134.77 feet, run along the arc of said curve, a distance of 134.77 feet to the point of tangency thereof; thence run N 89°06'32" E, a distance of 405.33 feet to the ***POINT OF BEGINNING***.

Containing 11.30 acres, more or less.