

PREPARED BY AND TO BE RETURNED TO:
Jin Liu
CARLTON FIELDS JORDEN BURT, P.A.
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Tampa, Florida 33607
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**SECOND SUPPLEMENTAL DECLARATION TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF RESERVE AT SAWGRASS**

This Second 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, 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 3 Property**”), which constitutes a portion of the Additional Property;

(D) In connection with the subdivision and development of the Phase 3 Property, Developer has recorded, or will record, a plat for Reserve at Sawgrass, Phase 3 (the “**Phase 3 Plat**”) covering the Phase 3 Property, in the Public Records of Orange County, Florida; and

(E) In connection with the recording of the Phase 3 Plat, Developer desires to submit the Phase 3 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 3 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 3 Property to be a part of the Property.

3. **Subject to Declaration.** The Phase 3 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 D" as shown on the Phase 3 Plat is hereby designated as a "Conservation Area" constituting a part of the "Common Area" (both as defined in the Declaration) pursuant to the Phase 3 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:

BEAZER HOMES CORP.,
a Tennessee corporation

Name: Nora J. Schuster
Print Name: Nora J. Schuster

By: [Signature]
Name: Jeremy Camp
Title: Director of Land Development

Name: [Signature]
Print Name: Daniel Lemus

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



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

FF 047093
(Commission Number, if any)

Exhibit "A"
Phase 3 Property

PARCEL 1

A portion of Sections 19 and 20, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of the Northwest 1/4 of said Section 20; thence run N 89°52'11" E, along the south line of the Northwest 1/4 of said Section 20, a distance of 1335.67 feet to a point on the east line of the West 1/2 of the Northwest 1/4 of said Section 20; thence run N 00°51'40" W, along the east line of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 1452.16 feet; thence, departing the east line thereof, run S 89°08'58" W, a distance of 540.22 feet; thence run S 00°51'02" E, a distance of 122.50 feet; thence run S 89°08'58" W, a distance of 72.50 feet to a point of curvature of a curve, concave northerly, having a radius of 175.00 feet and a central angle of 09°30'14"; thence run westerly, along the arc of said curve, a distance of 29.03 feet to a point of compound curvature of a curve, having a radius of 25.00 feet and a central angle of 85°31'25"; thence run northwesterly along the arc of said curve, a distance of 37.32 feet to the end thereof; thence run N 85°49'23" W, a distance of 50.00 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 515.00 feet; thence, on a chord bearing of S 18°38'35" W and a chord distance of 257.30 feet, run southerly along the arc of said curve, a distance of 260.06 feet, through a central angle of 28°55'56" to a point of compound curvature of a curve, having a radius of 25.00 feet and a central angle of 113°56'36"; thence run westerly along the arc of said curve, a distance of 49.72 feet to the point of tangency thereof; thence run N 32°56'51" W, a distance of 158.32 feet to a point of curvature of a curve, concave easterly, having a radius of 150.00 feet and a central angle of 44°23'03"; thence run northerly, along the arc of said curve, a distance of 116.20 feet to the point of tangency thereof; thence run N 11°26'13" E, a distance of 56.34 feet to a point of curvature of a curve, concave westerly, having a radius of 250.00 feet and a central angle of 12°17'16"; thence run northerly, along the arc of said curve, a distance of 53.61 feet to the point of tangency thereof; thence run N 00°51'02" W, a distance of 55.85 feet; thence run S 80°36'58" W, a distance of 50.56 feet to a point of curvature of a non-tangent curve, concave southwestly, having a radius of 25.00 feet; thence, on a chord bearing of N 45°51'02" W and a chord distance of 35.36 feet, run northwesterly along the arc of said curve, a distance of 39.27 feet, through a central angle of 90°00'00" to the point of tangency thereof; thence run S 89°08'58" W, a distance of 99.24 feet; thence run S 00°51'02" E, a distance of 65.00 feet; thence run S 12°31'59" W, a distance of 120.02 feet; thence run S 04°56'05" E, a distance of 52.25 feet; thence run S 12°49'09" E, a distance of 52.25 feet; thence run S 20°42'12" E, a distance of 52.25 feet; thence run S 28°33'53" E, a distance of 52.11 feet; thence run S 32°56'51" E, a distance of 230.00 feet; thence run S 57°03'09" W, a distance of 95.00 feet; thence run S 24°16'30" E, a distance of 50.58 feet to a point of curvature of a non-tangent curve, concave easterly, having a radius of 25.00 feet and a central angle of 90°00'00"; thence on a chord bearing of S 12°03'09" W and a chord distance of 35.36 feet, run southerly, along the arc of said curve, a distance of 39.27 feet to the end of said curve; thence run S 55°54'24" W, a distance of 50.01 feet; thence run S 32°56'51" E, a distance of 91.37 feet to a point of curvature of a curve, concave northeasterly, having a radius of 200.00 feet and a central angle of 01°02'23"; thence run 3.63 feet along the arc of said curve to the end thereof; thence run S 57°03'09" W, a distance of 130.03 feet; thence run S 54°26'19" W, a distance of 116.53 feet; thence run S 38°51'23" W, a distance of 113.68 feet; thence run S 20°13'01" W, a distance of 132.46 feet; thence run S 04°01'48" W, a distance of 61.64 feet; thence run S 00°30'44" E, a distance of 129.65 feet to a point of curvature of a non-tangent curve, concave southerly, having a radius of 1,025.00 feet; thence, on a chord bearing of S 86°52'33" W and a chord distance of 93.42 feet, run westerly along the arc of said curve, a distance of 93.45 feet, through a central angle of 05°13'26" to the end of said curve; thence run S 02°57'50" W, a distance of 50.50 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 25.00 feet and a central angle of 86°13'03"; thence, on a chord bearing of S 41°56'21" W and a chord distance of 34.17 feet, run southerly along the arc of said curve, a distance of 37.62 feet to the point of tangency thereof; thence run S 01°10'10" E, a distance of 99.30 feet; thence run N 89°53'04" E, a distance of 125.02 feet to the **POINT OF BEGINNING**.

Containing 37.73 acres, more or less.

PARCEL 2

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

Commence at the southwest corner of the Northwest 1/4 of said Section 20; thence run N 00°32'16" W, along the west line of the Northwest 1/4 of said Section 20, a distance of 1611.91 feet; thence, departing said west line, run N 89°27'44" E, a distance of 123.13 feet for the **POINT OF BEGINNING**; said point being a point of curvature of a curve, having a radius of 390.00 feet and a central angle of 26°31'00"; thence, on a chord bearing of N 04°20'55" W, and a chord distance of 178.89 feet, run northerly along the arc of said curve, a distance of 180.49 feet to a point of reverse curvature of a curve, having a radius of 25.00 feet and a central angle of 106°45'22"; thence run northeasterly along the arc of said curve, a distance of 46.58 feet to the point of tangency thereof; thence run N 89°08'58" E, a distance of 102.30 feet to a point of curvature of a curve, concave northerly, having a radius of 525.00 feet and a central angle of 01°56'41"; thence run easterly, along the arc of said curve, a distance of 17.82 feet to a point on said curve; thence run S 00°51'02" E, a distance of 240.30 feet; thence run S 89°08'58" W, a distance of 108.51 feet to a point of curvature of a curve, concave northeasterly, having a radius of 25.00 feet and a central angle of 99°45'37"; thence run northwesterly, along the arc of said curve, a distance of 43.53 feet to the **POINT OF BEGINNING**.

Containing 0.73 acres, more or less.