

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



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

This Fifth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this “**Supplemental Declaration**”) is made and executed this 18<sup>TH</sup> day of JANUARY, 2017, by **BEAZER HOMES, LLC**, a Delaware limited liability company, as successor by conversion to Beazer Homes Corp., a Tennessee Corporation (“**Developer**” or “**Beazer**”), with an office at 2600 Maitland Center Parkway, Suite 262, Maitland, Florida 32751.

**Recitals**

(A) Beazer 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 supplemented and 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 4B Property**”), which constitutes a portion of the Additional Property;

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

(E) In connection with the recording of the Phase 4B Plat, Developer desires to submit the Phase 4B 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 4B 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 4B Property to be a part of the Property.

3. **Subject to Declaration.** The Phase 4B 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: Nora J. Schuster  
Print Name: Nora J. Schuster

Name: Ruth E. Wilson  
Print Name: Ruth E. Wilson

BEAZER HOMES, LLC,  
a Delaware limited liability company, as  
successor by conversion to Beazer Homes  
Corp., a Tennessee Corporation

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

~~-(Corporate Seal)-~~

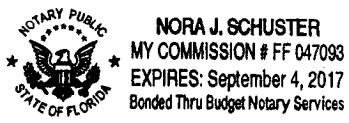
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18 day of January, 2017, by Jeremy Camp, as VP of Land Development of BEAZER HOMES, LLC, a Delaware limited liability company, as successor by conversion to Beazer Homes Corp., a Tennessee Corporation, on behalf of the company. 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  
FF 047093  
(Commission Number, if any)



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Exhibit "A"**  
**Phase 2A-1 Property**

Legal Description

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

**BEGIN** at the southeast corner of Lot 346, *RESERVE AT SAWGRASS - PHASE 4A*, according to the plat thereof, as recorded in Plat Book 87, Page 12, Public Records of Orange County, Florida; thence run N 00°51'02" W, along the easterly boundary line of said plat of *RESERVE AT SAWGRASS - PHASE 4A*, a distance of 140.00 feet; thence, departing said easterly boundary line, run N 89°08'58" E, a distance of 410.00 feet; thence run S 84°12'35" E, a distance of 50.34 feet; thence run S 00°51'02" E, a distance of 85.79 feet to a point of curvature of a curve, concave northeasterly, having a radius of 25.00 feet and a central angle of 90°00'00"; thence run southeasterly, along the arc of said curve, a distance of 39.27 feet to the point of tangency thereof; thence run N 89°08'58" E, a distance of 85.00 feet; thence run S 12°09'38" E, a distance of 50.99 feet; thence run S 00°51'02" E, a distance of 410.00 feet to the northwest corner of Lot 281, *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; thence westerly, along said northerly boundary line, the following courses and distances: continue 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, concave northeasterly, 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 a point; thence run N 85°49'23" W, a distance of 50.00 feet to a point on 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, concave northerly, 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 on a non-tangent curve, concave southwesterly, 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 to the northeast corner of Lot 90, *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 northwesterly, along the easterly boundary line of said plat of *RESERVE AT SAWGRASS -*

*PHASE 1*, the following two (2) courses and distances: continue S 89°08'58" W, a distance of 80.56 feet; thence run N 01°22'31" E, a distance of 50.04 feet to a point on the southerly boundary line the aforesaid plat of *RESERVE AT SAWGRASS - PHASE 3*; thence along the boundary line of said plat of *RESERVE AT SAWGRASS - PHASE 3* the following five (5) courses and distances: run N 89°08'58" E, a distance of 108.51 feet; thence run N 00°51'02" W, a distance of 240.30 feet to a point on a non-tangent curve, concave northerly, having a radius of 525.00 feet; thence, on a chord bearing of S 88°10'37" W and a chord distance of 17.82 feet, run southwesterly, along the arc of said curve, a distance of 17.82 feet, through a central angle of 01°56'41" to the point of tangency thereof; thence run S 89°08'58" W, a distance of 102.30 feet to a point of curvature of a curve, concave southeasterly, having a radius of 25.00 feet and a central angle of 106°45'23"; thence run southwesterly, along the arc of said curve, a distance of 46.58 feet to a point on the easterly boundary line the aforesaid plat of *RESERVE AT SAWGRASS - PHASE 1*; said point being a point on a non-tangent curve, concave southwesterly, having a radius of 390.00 feet; thence northwesterly, along said easterly boundary line, the following two (2) courses and distances: on a chord bearing of N 21°21'12" W and a chord distance of 50.96 feet, run northerly, along the arc of said curve, a distance of 51.00 feet, through a central angle of 07°29'32" to a point of reverse curvature of a curve, concave easterly, having a radius of 170.00 feet and a central angle of 19°59'13"; thence run northerly, along the arc of said curve, a distance of 59.30 feet to a point on the southerly boundary line of the aforesaid plat of *RESERVE AT SAWGRASS - PHASE 4A*; said point being point on a non-tangent curve, concave northeasterly, having a radius of 25.00 feet; thence southeasterly, along said southerly boundary line, the following courses and distances: on a chord bearing of S 49°51'49" E and a chord distance of 35.20 feet, run southeasterly, along the arc of said curve, a distance of 39.05 feet, through a central angle of 89°30'08" to a point of reverse curvature of a curve, concave southerly, having a radius of 175.00 feet and a central angle of 03°45'51"; thence run easterly, along the arc of said curve, a distance of 11.50 feet to the point of tangency thereof; thence run N 89°08'58" E, a distance of 88.38 feet to the ***POINT OF BEGINNING***.

Containing 8.70 acres, more or less.