

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



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

This Sixth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this “**Supplemental Declaration**”) is made and executed this 23 day of August, 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 265, 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 4C Property**”), which constitutes a portion of the Additional Property;

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

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

3. **Subject to Declaration.** The Phase 4C 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.** Pursuant to the Phase 4C Plat and the Declaration, as may be amended and supplemented from time to time, the following tracts and easement areas as depicted on the Phase 4C Plat shall constitute a part of the "Common Area" as defined in the Declaration: (a) Tracts "A" and "B" which are designated as Open Space on the Phase 4C Plat, (b) the Wall and Landscape Easement (W.L.E.), and (c) the Homeowners Association Drainage Easement (H.O.A.D.E.).

[Signature follows on next page.]

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

WITNESSES:

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

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

By: [Signature]  
Name: JEREMY CAMP  
Title: VP OF LAND

Name: Melissa Reid  
Print Name: Melissa Reid

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

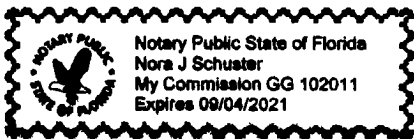
The foregoing instrument was acknowledged before me this 23 day of August, 2017, by Jeremy Camp, as VP Land Devel of **BEAZER HOMES, LLC**, a Delaware limited liability company, as successor by conversion to Beazer Homes Corp., a Tennessee Corporation, on behalf of the company. He  is personally known 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

GG102011  
(Commission Number, if any)



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

Legal Description

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

**BEGIN** at the northeast corner of Tract G, *RESERVE AT SAWGRASS - PHASE 1*, according to the plat thereof, as described and recorded in Plat Book 80, Pages 126 through 130, Public Records of Orange County, Florida; said corner being a point on the southerly right-of-way line of Wetherbee Road, as shown and described in Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence easterly, along said southerly right-of-way line, the following three (3) courses and distances: run N 89°06'32" E, a distance of 91.79 feet to a point of curvature of a curve, concave northerly, having a radius of 11,509.00 feet and a central angle of 02°14'03"; thence run easterly, along the arc of said curve, a distance of 448.76 feet to a point of reverse curvature of a curve, concave southerly, having a radius of 11,409.00 feet and a central angle of 02°18'31"; thence run easterly, along the arc of said curve, a distance of 459.70 feet to a point on the east line of the West 1/2 of the Northwest 1/4 of said Section 20; thence run S 00°51'40" E, along said east line, a distance of 1,191.06 feet to a point on the northerly line of *RESERVE AT SAWGRASS - PHASE 3*, according to the plat thereof, as described and recorded in Plat Book 83, Pages 44 through 48, Public Records of Orange County, Florida; thence run S 89°08'58" W, along said northerly line, a distance of 540.22 feet to a point on the easterly line of *RESERVE AT SAWGRASS - PHASE 4B*, according to the plat thereof, as described and recorded in Plat Book 91, Pages 67 and 68, Public Records of Orange County, Florida; thence northerly, along said easterly line, the following courses and distances: run N 00°51'02" W, a distance of 410.00 feet; thence run N 12°09'38" W, a distance of 50.99 feet; thence run N 00°51'02" W, a distance of 111.50 feet to a point on the northerly line of said plat of *RESERVE AT SAWGRASS - PHASE 4B*; thence westerly, along said northerly line, the following courses and distances: run S 88°46'44" W, a distance of 110.00 feet; thence run N 84°12'35" W, a distance of 50.34 feet; thence run S 89°08'58" W, a distance of 410.00 feet to a point on the boundary line of *RESERVE AT SAWGRASS - PHASE 4A*, according to the plat thereof, as described and recorded in Plat Book 87, Page 12, Public Records of Orange County, Florida; thence northwesterly, along said boundary line, the following courses and distances: run N 00°51'02" W, a distance of 120.00 feet; thence run S 89°08'58" W, a distance of 86.91 feet to a point on the easterly line of the aforesaid plat of *RESERVE AT SAWGRASS - PHASE 1*; thence northeasterly, along said easterly line, the following courses and distances: run N 00°51'02" W, a distance of 50.00 feet; thence run N 89°08'58" E, a distance of 181.91 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 90°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 00°51'02" W, a distance of 401.34 feet to the **POINT OF BEGINNING**.