

PREPARED BY AND TO BE RETURNED TO:
Jin Liu
CARLTON FIELDS JORDEN BURT, P.A.
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Tampa, Florida 33607
(813) 223-7000



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

This Seventh Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass (this “**Supplemental Declaration**”) is made and executed this 13 day of February, 2019, 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 151 Southhall Lane, Suite 200, 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 6 Property**”), which constitutes a portion of the Additional Property;

(D) In connection with the subdivision and development of the Phase 6 Property, Developer has recorded, or will record, a plat for Reserve at Sawgrass, Phase 6 (the “**Phase 6 Plat**”) covering the Phase 6 Property, in the Public Records of Orange County, Florida;

(E) In connection with the recording of the Phase 6 Plat, Developer desires to submit the Phase 6 Property to become a part of the Property subject to the Declaration; and

(F) Developer also desires to reference an additional Common Area tract on the Plat for Reserve at Sawgrass – Phase 4C recorded in Plat Book 93, page 131, of the public records of Orange County, Florida (the “**Phase 4C Plat**”).

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 6 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 6 Property to be a part of the Property.
3. **Subject to Declaration**. The Phase 6 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 in Phase 6**. Pursuant to the Phase 6 Plat and the Declaration, the following tracts and easement areas as depicted on the Phase 6 Plat shall constitute a part of the “Common Area” as defined in the Declaration: (a) Tracts OS-5, OS-6 and OS-7, (b) Tract W-5, (c) the Wall and Landscape Easement (W.L.E.), and (c) the Private Drainage Easement (H.O.A.D.E.).
5. **Additional Common Area in Phase 4C**. In addition to the “Common Area” tracts identified in the Sixth Supplement Declaration to Declaration of Covenants, Conditions and Restrictions of Reserve at Sawgrass recorded as Doc # 20170520614, of the public records of Orange County, Florida, Tract “C,” which is designated as Open Space on the Phase 4C Plat, also constitutes a part of the Common Area as defined in the Declaration.

[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: Chad Minor

Name: Melissa Miller
Print Name: Melissa Miller

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

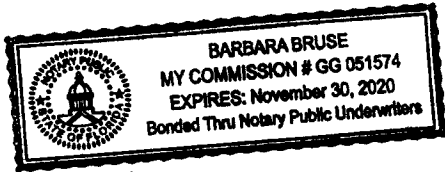
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13 day of February, 2019, 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)



[Signature]
(Signature)

Name: Barbara Bruse
(Legibly Printed)

Notary Public, State of Florida

66051574
(Commission Number, if any)

Exhibit "A"
Phase 6 Property

Legal Description

The West 330 feet of the East 1/2 of the Northwest 1/4 of Section 20, Township 24 South, Range 30 East; TOGETHER WITH: Lot 269, *RESERVE AT SAWGRASS - PHASE 3*, as recorded in Plat Book 83, Pages 44 through 48 AND Lots 434, 435 and 436, *RESERVE AT SAWGRASS - PHASE 4C*, as recorded in Plat Book 93, Pages 131 through 135, both being recorded in the Public Records of Orange County, Florida, situated in Section 20, Township 24 South, Range 30 East being described as follows:

BEGIN at the southeast corner of Tract D, *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 also being a point on the west line of the East 1/2 of the Northwest 1/4 of said Section 20; thence run N 00°51'40" W, along said west line and along the east line of *RESERVE AT SAWGRASS - PHASE 3*, a distance of 1,015.08 feet to a point on the north line of Lot 268 of said *RESERVE AT SAWGRASS - PHASE 3*; thence run S 89°08'58" W, along said north line, a distance of 130.30 feet to a point on the easterly right-of-way line of Prairie Reserve Boulevard; thence run N 00°51'02" W, along said easterly right-of-way line, a distance of 55.00 feet to a point on the south line of Lot 270 of said *RESERVE AT SAWGRASS - PHASE 3*; thence run N 89°08'58" E, along said south line, a distance of 130.29 feet to a point on the aforesaid east line of *RESERVE AT SAWGRASS - PHASE 3*; thence run N 00°51'40" W, along said east line, a distance of 382.08 feet to the southeast corner of Lot 441 of said *RESERVE AT SAWGRASS - PHASE 4C*; thence continue N 00°51'40" W, along the east line of *RESERVE AT SAWGRASS - PHASE 4C*, a distance of 363.12 feet to a point on the north line of Lot 437 of said *RESERVE AT SAWGRASS - PHASE 4C*; thence run S 89°08'58" W, along said north line, a distance of 115.15 feet to a point on the easterly right-of-way line of Cypress Glades Lane; thence northerly along said easterly right-of-way line, the following four (4) courses and distances: run N 00°51'02" W, a distance of 11.03 feet to a point of curvature of a curve, concave westerly, having a radius of 500.00 feet and a central angle of 05°43'55"; thence run northerly along the arc of said curve, a distance of 50.02 feet to a point of reverse curvature of a curve, having a radius of 500.00 feet and a central angle of 05°43'55"; thence run northerly along the arc of said curve, a distance of 50.02 feet to the point of tangency thereof; thence run N 00°51'02" W, a distance of 59.09 feet to a point on the south line of Lot 433 of said *RESERVE AT SAWGRASS - PHASE 4C*; thence run N 89°08'58" E, along said south line, a distance of 120.12 feet to a point on the aforesaid east line of *RESERVE AT SAWGRASS - PHASE 4C*; thence run N 00°51'40" W, along said east line, a distance of 658.15 feet to a point on the southerly right-of-way line of Wetherbee Road (a 100 foot wide right-of-way) as described and recorded in Official Records Book 9649, Page 3890, Public Records of Orange County, Florida; thence run N 89°25'29" E, along said southerly right-of-way line, a distance of 330.00 feet to a point on the east line of the West 330 feet of the East 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 2,646.00 feet to a point on the south line of the Northwest 1/4 of said Section 20; thence run S 89°52'11" W, along said south line, a distance of 330.03 feet to the **POINT OF BEGINNING**.

Containing 20.66 acres, more or less.