SUPPLEMENTAL DECLARATION TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR
ARTISAN LAKES

This SUPPLEMENTAL DECLARATION TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARTISAN LAKES
(“Supplemental Declaration”) is made this 21st day of March, 2019, by TAYLOR WOODROW
COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company (“Declarant”).

WHEREAS, Declarant recorded that certain Master Declaration of Covenants, Conditions,
Restrictions and Easements for Artisan Lakes on September 8, 2014, in Official Records Book 2535,
Pages 5469 through 5561, of the Public Records of Manatee County, Florida, as the same has been
amended and/or supplemented (the “Master Declaration”); and

WHEREAS, the Master Declaration subjects the property described in Exhibit “A” thereto to
the easements, restrictions, covenants and conditions of the Declaration; and

WHEREAS, Section 8.1 of the Master Declaration provides that Declarant may, from time to
time, add any additional property to the Property governed by the Master Declaration by recording a
Supplemental Declaration describing the additional property being subjected; and

WHEREAS, Declarant desires to subject the property described on Exhibit “A” attached
hereto and made a part hereof (“Additional Property”) to the provisions of the Master Declaration;
and

WHEREAS, Declarant now desires to add the Additional Property to Artisan Lakes as herein
specifically provided.
NOW, THEREFORE, Declarant hereby makes this Supplemental Declaration (which is intended to be and is a “Supplemental Declaration” as defined in the Master Declaration) and hereby declares that the Additional Property shall be deemed a portion of the “Property” under the Master Declaration and that the Additional Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, reservations, regulations, burdens and liens set forth in the Master Declaration as modified by this Supplemental Declaration, as follows:

1. The recitations herein set forth are true and correct and are incorporated herein by reference.

2. The definitions provided in the Master Declaration are incorporated herein by reference.

3. The Additional Property described on Exhibit “A” to this Supplemental Declaration is hereby designated a part of Artisan Lakes and shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Master Declaration.

4. Declarant hereby declares that all of the Additional Property designated on Exhibit “A” to this Supplemental Declaration is part of the “Property” and is therefore subject to the applicable land use covenants and the benefits and burdens established under the Master Declaration as fully as though it were originally designated as such in the Master Declaration.

5. Exhibit “E” to the Master Declaration, the 10 year Fiscal Program, is hereby deleted and replaced with the revised 10 year Fiscal Program attached hereto as Exhibit “B” and incorporated herein by this reference.

6. Reference is made to Exhibit “F” to the Master Declaration for the Maintenance Program, which does not need to be revised based on the addition of this Additional Property as same was prepared based on a full build-out of Artisan Lakes and has not changed since the recording of the Master Declaration.

7. The Notice to Buyer (Exhibit “G” to the Master Declaration) is attached hereto as Exhibit “C” and incorporated herein by this reference. Each Lot within the Additional Property will contain one street tree as required by the County.

8. Exhibit “H” to the Master Declaration, the List of Holdings, is hereby deleted and replaced with the revised List of Holdings attached hereto as Exhibit “D” and incorporated herein by this reference.

9. Attached as Exhibit “E,” and incorporated herein by this reference, is the Right of Entry and Compliance with the Land Development Code providing for rights and duties of Owners and the County.
10. Conflict. In the event of any conflict between the provisions hereof and the provisions of the Articles and/or Bylaws and/or rules and regulations promulgated by the Artisan Lakes Master Association, Inc., the provisions of this Supplemental Declaration shall control. Except as otherwise specifically set forth in this Supplemental Declaration, in the event of any conflict between the provisions of this Supplemental Declaration and the provisions of the Master Declaration, the provisions of the Master Declaration shall control.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the day, month and year first above written.

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.,
a Florida limited liability company

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its managing member

Print Name: Carlos de la Casa
Printed Name: Jeff Deason
Its: Vice President
(SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Jeff Deason, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, the managing member of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of March, 2019.

Kiera Calhoun
Notary Public, State of Florida at Large
Typed, Printed or Stamped Name of Notary Public
EXHIBIT "A"

Legal Description of Property

ALL PROPERTY SHOWN ON THAT CERTAIN PLAT OF ARTISAN LAKES, ESPLANADE, PHASE IV, SUBPHASES A, B, C & D, RECORDED IN PLAT BOOK ___________ PAGES ___________ THROUGH ___________, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS AND EXCEPT ANY PROPERTY DEDICATED TO THE PUBLIC THEREON.
EXHIBIT "B"

10 YEAR FISCAL PROGRAM OF
ARTISAN LAKES MASTER ASSOCIATION, INC.
<table>
<thead>
<tr>
<th>Date</th>
<th>Gross Pay</th>
<th>Net Pay</th>
<th>Employer Taxes</th>
<th>Employee Taxes</th>
<th>Total Deductions</th>
<th>Net Pay After Deductions</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/01/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>01/08/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>01/15/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>01/22/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>01/29/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>02/05/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>02/12/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>02/19/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>02/26/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>03/05/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>03/08/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>03/15/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>03/22/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>03/29/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>04/05/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>04/08/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>04/15/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>04/22/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>04/29/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>05/06/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>05/09/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>05/16/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>05/19/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>05/26/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
<tr>
<td>05/30/20</td>
<td>$5,000</td>
<td>$4,500</td>
<td>$250</td>
<td>$50</td>
<td>$325</td>
<td>$4,175</td>
</tr>
</tbody>
</table>

Note: This is a sample table showing gross pay, net pay, and deductions for the first week of each month from January to May.
EXHIBIT “C”
NOTICE TO BUYERS

To the purchasers of Lots in Artisan Lakes, Manatee County, Florida (the “Property”), you are hereby notified that the purchase of your Lot is subject to:

1. The Master Documents, a copy of which is provided upon execution of your contract to purchase.

2. You will also be subject to the Community Declaration of Covenants, Conditions, Restrictions and Easements and all exhibits thereto, a copy of which is provided upon execution of your contract to purchase.

3. Ownership of a Lot in Artisan Lakes automatically makes you a Member of the Community Association which controls the Community in which your Home is located. The Community Association which controls the neighborhood which your Home is located is a Member of the Artisan Lakes Master Association, Inc. (“Master Association”), and you are subject to the Master Documents. The Voting Representatives of the Master Association representing the Community Association(s) are entitled to cast votes in the affairs of the Master Association on behalf of the Community they represent. Please refer to the Membership categories described in Article VI.

4. The Master Association and/or the CDD own and control the Common Property as described in the List of Holdings (Exhibit “H” to the Master Declaration), and has the right and power to assess and collect for the cost of maintenance and care of all property and uses under the purview of the non-profit organization which you have the right to enjoy, in accordance with the Master Documents. A proposed ten (10) year Fiscal Program is included as Exhibit “B” to this Supplemental Declaration to provide adequate funds for the Master Association.

5. The initial Assessment by Artisan Lakes Master Association, Inc. is $375.00 annually, due in quarterly installments, and is collected by the Community Association. You are notified hereby that the Master Association may increase that amount as may be required to maintain the Common Property.

6. The Property appears to lie in Flood Zones “X,” “AE” and “A”, per Flood Insurance Rate Map for Manatee County, Florida (Unincorporated Areas), Community Panel Number 12081C0157E, effective March 17, 2014. An accurate zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Governmental Agency having jurisdiction over such matters prior to any judgments being made for the Zone as noted. The reference Federal Emergency Management Agency Map states in the Notes to User that, “This map is for insurance purposes only”.

7. Section 12.2, of this Master Declaration lists the following setbacks for all Lots, as required by Manatee County: Lot setbacks shall be as follows:
A. Single-Family Detached Units (40 ft. Lot width): front minimum setback of 20’, side minimum setbacks of 5’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 4,400 square feet.

B. Single-Family Detached Units (zero lot line): front minimum setback of 20’, and the side entry alternative allows a side setback of 9’/1’ minimum with a building separation of no less than 10’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 4,400 square feet.

C. Single-Family Semi-Detached (two attached units): front minimum setback of 20’, with a minimum side setback between buildings of 10’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 2,000 square feet.

D. Single-Family Attached (townhouse/attached villa) (three or more attached units): front minimum setback of 20’, with a minimum side setback between buildings of 20’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 1,200 square feet.


F. Residential Accessory Structures: front minimum setback of 5’, side minimum setbacks of 5’, rear yard minimum setback of 5’, and a maximum height of 35’.

8. Artisan Lakes Master Association, Inc., and/or the CDD are obligated to maintain, to oversee and provide for the continued, phased removal of nuisance, exotic plant species that become reestablished within the Common Property for the life of the community consistent with Section 701.4 (f.k.a. 715.4) of the Manatee County Land Development Code.

9. The location of Artisan Lakes is such that there may be neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

10. The Manatee County Land Development Code requires street trees, which must be installed prior to a certificate of occupancy being issued. Each Lot within the Property being subject to this Master Declaration will contain one (1) street tree per frontage. The required tree(s) are to be planted within 25 ft. of the property line(s) abutting any dedicated road right-of-way. The trees shall be spaced no closer together than twenty-five (25) feet. The maintenance of the street trees shall be the responsibility of the Master Association; however, the Lot Owner shall be responsible for proper root pruning to avoid interference of the tree’s roots with sidewalks, utilities, foundations of other improvements constructed on the Lots due to the natural growth of street trees.

11. Owners of Lots which are required to have sidewalks per subdivision construction plans approved for Artisan Lakes shall be responsible for the installation of such sidewalks. These
sidewalks shall be constructed in the right of way or easement, as set forth in the Manatee County rules and regulations. Declarant, as the owner of the Lot prior to the issuance of a certificate of occupancy, will install the required sidewalks within Artisan Lakes.

12. Each Lot Owner within Artisan Lakes at the time of construction of a building, residence, or structure shall comply with the construction plans for the Surface Water or Storm Water Management System approved and on file with the SWFWMD.

13. Please take note of the following: the development of land in Manatee County is governed by various federal, state and local laws, rules and regulations, including, but not limited to, the Manatee County Land Development Code. All alterations must comply with these regulations, which may be more restrictive than this Master Declaration.

14. Visibility Triangles must be maintained pursuant to Section 1002 (f.k.a. 713) of the Manatee County Land Development Code.

15. THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

16. Pursuant to Section 12.6, of this Master Declaration, a right of entry upon the Common Property has been granted to the County and other governmental law enforcement officers, health and pollution control personnel, emergency medical service personnel and firefighting personnel, and to governmental suppliers of utilities, while in the pursuit of their duties. All such governmental personnel were further granted authority to enforce cleared emergency vehicle access in the performance of their duties to the extent the same may be reasonably necessary.

17. There are several commercial parcels in the Gateway North DR1 on the southeast side of Artisan Lakes Parkway that are outside the Communities of Artisan Lakes that are currently approved to allow a maximum of 445,200 square feet of commercial space, 397,500 square feet of office/warehouse space and 960,500 square feet of office space. The current approvals are subject to change by the owner(s) of such parcel(s) (not Declarant) contingent on governmental approvals.

18. Agreements for the Installation and Maintenance of Publicly Owned Facilities Underlying Privately Owned and Maintained Developments ("POMD"), between Manatee County, Declarant and Artisan Lakes Master Association, Inc., have been recorded in Official Records Book 2535, Page 5384.
19. Certain collector roadways are near or along the boundary of Artisan Lakes and include Moccasin Wallow Road, which roadway is planned to be extended to 4 lanes; Artisan Lakes Parkway which is planned to be constructed as a 4 lane divided roadway from Moccasin Wallow Road to Drive #1 as shown in Ordinance 10-44; Artisan Lakes Parkway from Drive #1 as shown in Ordinance 10-44 to Buckley Road is planned to be constructed as a 2 lane divided roadway; and Artisan Lakes Parkway from Drive #1 to Buckeye Road is planned to be expanded to an additional 2 lanes to create a 4-lane divided roadway.

20. The Plat of Artisan Lakes Esplanade, Phase IV, Subphases A, B, C & D, contains wetlands, wetland buffers and conservation easements which are regulated in accordance with Section 706 of the Manatee County Land Development Code. Unless permitted by the Manatee County Land Development Code, the following acts are expressly prohibited within the wetlands, wetland buffers and conservation easements without the prior consent of Manatee County:

- Development, as defined by the Manatee County Land Development Code.
- Construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground.
- Construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides, or fertilizers.
- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- Surface use except for purposes that permit the land or water areas to remain in its natural condition.
- Planting of vegetative material that is not native to the Southwest region of Florida.

21. The Grading and Drainage Plan for the Property has been recorded in Official Records Book 2, Pages 184-191, of the Public Records of Manatee County, Florida.

22. The County and Artisan Lakes Master Association, Inc. have entered into an Agreement for the Maintenance of Right-of-Way Islands installed on public right(s)-of-way which has been recorded in Official Records Book 2535, Page 5405, of the Public Records of the County.

23. The Right of Entry and Compliance with the Land Development Code providing for rights and duties of Owners and the County for the Property has been recorded in Official Records Book __________, at Page ________, of the Public Records of Manatee County, Florida.

24. Allowed uses within the Gateway North (aka Artisan Lakes) DRI include the potential for telecommunication towers within the DRI, including residential and recreation areas.
25. Pursuant to Manatee County Ordinance No. PDMU-91-01(G)(R5), Parcel Q of the Gateway North (aka Artisan Lakes) DRI is approved for use as a proposed school site. Parcel M of the Gateway North (aka Artisan Lakes) DRI may contain a public school, a public charter school, or a private school in lieu of residential units. This school on Parcel M would be in addition to the school on Parcel Q.

The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of this Master Declaration, or any Home or Lot sales contract between a purchaser and Declarant.
EXHIBIT "D"

LIST OF HOLDINGS
OF
ARTISAN LAKES MASTER ASSOCIATION, INC.

The following is a complete listing of all common open space and improvements of the Artisan Lakes Master Association, Inc., a non-profit Florida corporation, as of the date of recording of the Supplemental Declaration to which this Exhibit is attached. This organization has been established for the ownership and maintenance of all land, buildings, equipment, facilities, and other holdings as described and depicted on the Plats as Tracts, and as further described below.

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1*</td>
<td>Landscape, Irrigation, Wall, Drainage, Lake and Sidewalk</td>
</tr>
<tr>
<td>B-8*</td>
<td>Landscape, Irrigation, Wall, Drainage, Lake and Sidewalk</td>
</tr>
<tr>
<td>B-9*</td>
<td>Landscape, Irrigation, Wall, Drainage, Lake and Sidewalk</td>
</tr>
<tr>
<td>B-10*</td>
<td>Landscape, Irrigation, Wall, Drainage, Lake and Sidewalk</td>
</tr>
</tbody>
</table>

*It is anticipated that Lakes and walls will be constructed on portions of Tracts B-1, B-8, B-9 and B-10. It is anticipated that such Lakes and walls will be conveyed by metes and bounds legal descriptions to the CDD upon completion of construction of such Lakes and walls. If such conveyance occurs, the Master Association will not hold title to such portion of Tracts B-1, B-8, B-9 and B-10 that are conveyed to the CDD.

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-17*</td>
<td>Landscape, Irrigation, Lake, Sidewalk and Drainage Easement</td>
</tr>
</tbody>
</table>

*It is anticipated that Lakes will be constructed on portions of Tract B-17. It is anticipated that such Lakes will be conveyed by metes and bounds legal descriptions to the CDD upon completion of construction of such Lakes. If such conveyance occurs, the Master Association will not hold title to such portion of Tract B-17 that is conveyed to the CDD.
EXHIBIT "E"

RIGHT OF ENTRY AND COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE

The Manatee County Land Development Code, Ordinance 15-17 adopted on June 4, 2015 by the Board of County Commissioners of Manatee County, Florida requires adequate ownership and management measures be provided in residential developments to protect and perpetually maintain all common improvements and open space. The following provisions are stipulated in Chapter Three of the Land Development Code, Section 336.4 (f.k.a. Ordinance 90-01, Chapter Nine, Section 909.5), and are hereby incorporated as part of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Artisan Lakes.

I. **Right of Entry by County.** The Manatee County law enforcement officers, health and pollution control personnel, emergency medical service personnel, and fire fighters, while in pursuit of their duties, are hereby granted authority to enter upon any and all portions of the Common Area as may be necessary to perform those duties.

II. **Ownership of the Common Area.** Notwithstanding anything herein contained to the contrary, the Master Association shall not dispose of any Common Area, by sale or otherwise, except to an organization conceived and organized to own and maintain such Common Area, without first offering to dedicate the same to Manatee County or other appropriate governmental agency.

III. **Disturbance of Common Area.** No lands in the Common Area shall be denuded, defaced, or otherwise disturbed in any manner at any time, except for maintenance or repair, without the prior written approval of the Manatee County Planning Director.

IV. **Maintenance and Care.** In the event the Master Association or its successors fail to maintain the Common Area in reasonable order and condition, the provisions of the Manatee County Land Development Code allow for Manatee County, upon notice and hearing, to enter said Common Area for the purpose of maintaining same. The cost of such maintenance by the County shall be assessed on a prorate basis, and such charges will be made payable by Owners within sixty (60) days after receipt of a statement therefore, and shall become a lien on the Lot if unpaid at the end of such period.

V. **Compliance with Law.** Notwithstanding any other provision of the Master Declaration, no violation of federal, state, or local law shall be permitted.

VI. **Amendment.** Notwithstanding any other provision of the Master Declaration relating to amendments, neither this Exhibit, nor any provision of the Master Declaration affecting this Exhibit, may be amended without the written consent of Manatee County.
SUPPLEMENTAL DECLARATION TO THE
COMMUNITY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR
ESPLANADE AT ARTISAN LAKES

This SUPPLEMENTAL DECLARATION TO THE COMMUNITY DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE AT
ARTISAN LAKES ("Supplemental Declaration") is made this 21st day of March, 2019, by TAYLOR
WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company
("Declarant").

WHEREAS, Declarant recorded that certain Community Declaration of Covenants,
Conditions, Restrictions and Easements for Esplanade at Artisan Lakes on September 8, 2014, in
Official Records Book 2535, Pages 5562 through 5713, of the Public Records of Manatee County,
Florida, as the same has been amended and/or supplemented (the "Community Declaration"); and

WHEREAS, the Community Declaration subjects the property described in Exhibit "A"
thereto to the easements, restrictions, covenants and conditions of the Community Declaration; and

WHEREAS, Section 10.1 of the Community Declaration provides that Declarant may, from
time to time, add all or any portion of the property described in Exhibit "B" to the Community
Declaration by recording a Supplemental Declaration describing the property being subjected; and

WHEREAS, Declarant desires to subject the property described on Exhibit "A" attached
hereto and made a part hereof ("Additional Property") to the provisions of the Community
Declaration; and
WHEREAS, Declarant now desires to add the Additional Property to Esplanade at Artisan Lakes as herein specifically provided.

NOW, THEREFORE, Declarant hereby makes this Supplemental Declaration (which is intended to be and is a "Supplemental Declaration" as defined in the Declaration) and hereby declares that the Additional Property shall be deemed a portion of the "Property" under the Community Declaration and that the Additional Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, reservations, regulations, burdens and liens set forth in the Declaration as modified by this Supplemental Declaration, as follows:

1. The recitations herein set forth are true and correct and are incorporated herein by reference.

2. The definitions provided in the Community Declaration are incorporated herein by reference.

3. The Additional Property described on Exhibit "A" to this Supplemental Declaration is hereby designated a part of Esplanade at Artisan Lakes and shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Community Declaration.

4. Declarant hereby declares that all of the Additional Property designated on Exhibit "A" to this Supplemental Declaration is part of the "Property" and is therefore subject to the applicable land use covenants and the benefits and burdens established under the Community Declaration as fully as though it were originally designated as such in the Community Declaration.

5. Exhibit "F" to the Community Declaration, the 10 year Fiscal Program, is hereby deleted and replaced with the revised 10 year Fiscal Program attached hereto as Exhibit "B" and incorporated herein by this reference.

6. Reference is made to Exhibit "G" to the Community Declaration for the Maintenance Program, which does not need to be revised based on the addition of this Additional Property as same was prepared based on a full build-out of Esplanade at Artisan Lakes and has not changed since the recording of the Community Declaration.

7. The Notice to Buyer (Exhibit "H" to the Community Declaration) is attached hereto as Exhibit "C" and incorporated herein by this reference. Each Lot within the Additional Property will contain one street tree as required by the County.

8. Exhibit "I" to the Community Declaration, the List of Holdings, is hereby deleted and replaced with the revised List of Holdings attached hereto as Exhibit "D" and incorporated herein by this reference.
9. Conflict. In the event of any conflict between the provisions hereof and the provisions of the Articles and/or Bylaws and/or rules and regulations promulgated by the Esplanade at Artisan Lakes Community Association, Inc., the provisions of this Supplemental Declaration shall control. Except as otherwise specifically set forth in this Supplemental Declaration, in the event of any conflict between the provisions of this Supplemental Declaration and the provisions of the Community Declaration, the provisions of the Community Declaration shall control.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the day, month and year first above written.

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C.,
a Florida limited liability company

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its managing member

Print Name: Carlos de la Osa
Print Name: Jeff Deckman
Print Name: Daisie E. Martinez-Boone

Printed Name: Vice President
Its: (SEAL)

STATE OF FLORIDA )
) SS
COUNTY OF HILLSBOROUGH )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Jeff Deckman, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, the managing member of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of March, 2019.

My Commission Expires: 37034141:5

Notary Public, State of Florida at Large
Kiera Calhoun
Typed, Printed or Stamped Name of Notary Public
EXHIBIT “A”

Legal Description of Property

ALL PROPERTY SHOWN ON THAT CERTAIN PLAT OF ARTISAN LAKES ESPLANADE, PHASE IV, SUBPHASES A, B, C & D, RECORDED IN PLAT BOOK _____________, PAGES ___________ THROUGH ____________, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS AND EXCEPT ANY PROPERTY DEDICATED TO THE PUBLIC THEREON.
EXHIBIT “B”

10 YEAR FISCAL PROGRAM OF
ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.
**Esplanade at Artisan Lakes Community Association Inc.**

**Units:** 849

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,924,272</td>
<td>3,012,000</td>
<td>3,102,360</td>
<td>3,195,431</td>
<td>3,291,294</td>
<td>3,390,033</td>
<td>3,491,734</td>
<td>3,596,486</td>
<td>3,704,380</td>
<td>3,815,512</td>
<td>3,929,977</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,924,272</td>
<td>3,012,000</td>
<td>3,102,360</td>
<td>3,195,431</td>
<td>3,291,294</td>
<td>3,390,033</td>
<td>3,491,734</td>
<td>3,596,486</td>
<td>3,704,380</td>
<td>3,815,512</td>
<td>3,929,977</td>
</tr>
</tbody>
</table>

**Administrative**

- Folks & Sickers: 0.00
- Accounting/Annual Audit: 7,750.00
- Management Fees: 148,165.00
- Management Fees - Lifestyle: 51,000.04
- Legal: 3,000.00
- Personnel: 103,000.00
- Licenses: 450.00
- Computer Support: 300.00
- Bank Charges/Coupon Book: 4,000.00
- Website and mass email server: 3,800.00
- Muzak - Club & Pool: 4,950.00
- Office Operation Expenses: 9,400.00

**Total Administrative**

<table>
<thead>
<tr>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td>336,315.04</td>
<td>348,644.49</td>
<td>356,796.63</td>
<td>367,036.58</td>
<td>372,528.54</td>
<td>389,861.31</td>
<td>401,077.75</td>
<td>413,626.08</td>
<td>426,603.83</td>
<td>438,814.85</td>
<td>451,979.29</td>
</tr>
</tbody>
</table>

**Insurance**

- Insurance - Property: 33,418.00
- Insurance - Liability: 7,000.00

**Total Insurance**

<table>
<thead>
<tr>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td>40,418.00</td>
<td>41,630.54</td>
<td>42,879.46</td>
<td>44,165.84</td>
<td>45,490.82</td>
<td>46,855.54</td>
<td>46,261.21</td>
<td>47,090.04</td>
<td>51,200.31</td>
<td>52,736.30</td>
<td>54,318.41</td>
</tr>
</tbody>
</table>

**Maintenance**

- Grounds-Contract/Maint-Common: 279,220.00
- Storm Clean Up: 0.00
- Grounds-Sod/Plant Replacement: 15,000.00
- Grounds-Tree Trimming: 15,000.00
- Grounds-Match Common Areas: 52,721.00
- Grounds-Match Residental: 80,980.00
- Sprinkler & Irrigation Pump: 30,000.00
- Lake Maintenance Contract: 13,650.00
- Preserve Management - nuisance/exotic: 12,000.00
- Security Services: 98,000.00
- Bldg. Alarm, Gate Sec & Data: 5,000.00
- Pool Maintenance: 15,000.00
- Janitorial Services: 20,400.00
- Laundry Services: 30,000.00
- Pool Supplies Repairs: 1,000.00
- Pest Control: 6,300.00
- Pool Furniture: 3,000.00
- Building Maintenance: 10,000.00
- Decorations (Holiday): 3,500.00
- Signature Events: 60,000.00
- Spa Supplies: 1,250.00
- Coffee Bar Supplies: 7,500.00
- Lifestyle Newsletter: 4,800.00

**Total Maintenance**

<table>
<thead>
<tr>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td>375,348.33</td>
<td>375,418.11</td>
<td>375,280.63</td>
<td>375,152.14</td>
<td>374,923.65</td>
<td>374,695.16</td>
<td>374,466.67</td>
<td>374,238.18</td>
<td>374,009.69</td>
<td>373,781.20</td>
<td>373,552.71</td>
</tr>
<tr>
<td>Item</td>
<td>Amount 1</td>
<td>Amount 2</td>
<td>Amount 3</td>
<td>Amount 4</td>
<td>Amount 5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Maintenance</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric - Street Light</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric - Gate/Barrier</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric - Tennis Court</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric - Total &amp; Grille</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone - Total</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Income Taxes - Federal</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corp. Annual Report</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corp. Miscellaneous</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserve (pool)</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserve - Contribution</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserve - Interest</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Reserve</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Miscellaneous</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Expenses</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Explained Assessment</td>
<td>123.45</td>
<td>234.56</td>
<td>345.67</td>
<td>456.78</td>
<td>567.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** The table represents a summary of financial data, possibly related to utility services and miscellaneous expenses, organized in a tabular format. Each category is detailed with specific financial amounts.
EXHIBIT “C”

NOTICE TO BUYERS

To the purchasers of Lots in Esplanade at Artisan Lakes, Manatee County, Florida (the “Property”), you are hereby notified that the purchase of your Lot is subject to:

1. The Community Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade at Artisan Lakes (the “Community Declaration”), a copy of which is provided upon execution of your contract to purchase.

2. The Master Declaration of Covenants, Conditions Restrictions and Easements for Artisan Lakes (the “Master Declaration”), a copy of which is provided upon execution of your contract to purchase.

3. Ownership of a Lot in Esplanade at Artisan Lakes automatically makes you a member of the Esplanade at Artisan Lakes Community Association, Inc. (“Community Association”), and you are subject to its Articles of Incorporation, Bylaws and Rules and Regulations. Each Lot entitles its Owner to one vote in the affairs of the Community Association. The Community Association is a member of the Master Association.

4. The Community Association owns and controls the Common Area as described in the List of Holdings (Exhibit “I” to the Community Declaration), and has the right and power to assess and collect for the cost of maintenance and care of all property and uses under the purview of the non-profit organization which you have the right to enjoy, in accordance with the Community Declaration, the Articles of Incorporation and Bylaws of the Community Association. A proposed ten year Fiscal Program is included as part of the Community Declaration to provide adequate funds for the Community Association.

5. The Master Association owns and controls the Common Property as described in the Master Declaration and has the right and power to assess and collect for the cost of maintenance and care of all property and uses under the purview of the non-profit organization which you have the right to enjoy, in accordance with the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association.

6. The initial assessment by Esplanade at Artisan Lakes Community Association, Inc., is $3,069.37 annually, due in quarterly installments of $767.34. You are notified hereby that the Community Association may increase that amount as may be required to maintain the amenities of Esplanade at Artisan Lakes.

7. The majority of the Property appears to lie in Flood Zones “X,” “AE” and “A” per Flood Insurance Rate Map for Manatee County, Florida (Unincorporated Areas), Community Panel Number 12081C0157E, effective March 17, 2014. An accurate zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Governmental Agency having jurisdiction over such matters prior to any judgments.
being made for the Zone as noted. The reference Federal Emergency Management Agency Map states in the Notes to User that, “This map is for insurance purposes only.”

8. Declarant hereby encourages individual homeowners to participate in the Florida Yards and Neighborhood Program; information on the program can be obtained from Declarant or by visiting the University of Florida Extension Service website at http://manatee.ifas.ufl.edu/floridayards.htm.

9. Section 20.2, of the Community Declaration lists the following setbacks for all Lots, as required by Manatee County:

   A. Single-Family Detached Units (40 ft. Lot width): front minimum setback of 20’, side minimum setbacks of 5’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 4,400 square feet.

   B. Single-Family Detached Units (zero lot line): front minimum setback of 20’, and the side entry alternative allows a side setback of 9'/1’ minimum with a building separation of no less than 10’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 4,400 square feet.

   C. Single-Family Semi-Detached (two attached units): front minimum setback of 20’, with a minimum side setback between buildings of 10’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 2,000 square feet.

   D. Single-Family Attached (townhouse/attached villa) (three or more attached units): front minimum setback of 20’, with a minimum side setback between buildings of 20’, rear yard minimum setback of 10’, a maximum height of 35’ and a minimum lot size of 1,200 square feet.


   F. Residential Accessory Structures: front minimum setback of 5’, side minimum setbacks of 5’, rear yard minimum setback of 5’, and a maximum height of 35’.

10. The Plat of Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, contains wetlands, wetland buffers and conservation easements which are regulated in accordance with Section 706 of the Manatee County Land Development Code. Unless permitted by the Manatee County Land Development Code, the following acts are expressly prohibited within the wetlands, wetland buffers and conservation easements without the prior consent of Manatee County:

    • Development, as defined by the Manatee County Land Development Code.
• Construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground.
• Construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations.
• Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
• Removal, mowing or trimming of trees, shrubs or other vegetation.
• Application of herbicides, pesticides, or fertilizers.
• Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
• Surface use except for purposes that permit the land or water areas to remain in its natural condition.
• Planting of vegetative material that is not native to the Southwest region of Florida.

11. Esplanade at Artisan Lakes Community Association, Inc., is obligated to maintain, to oversee and provide for the continued, phased removal of nuisance, exotic plant species that become reestablished within the Common Area for the life of the Community consistent with Section 701.4 (f.k.a. 715.4) Manatee County Land Development Code.

12. The location of Esplanade at Artisan Lakes is such that there may be neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

13. Regarding the planting of Residential Street Trees in Esplanade at Artisan Lakes:
   • Prior to receiving a certificate of occupancy, canopy trees (as defined below) shall be planted by Owner within twenty-five (25) feet of the right-of-way of each local street within a residential development. Each Lot within the Property being subject to this Community Declaration will contain one (1) street tree per frontage. None of these required trees shall be planted within a public or private utilities easement. Palm trees may not be utilized to meet this requirement. Trees planted in accordance with this paragraph shall be Florida #1 nursery grade, 3” caliper measured at 4’ above grade, 10’ minimum height and 5’ minimum spread. Tree variety must be approved by the ARC.
   • Canopy trees may not be planted within a public or private utility easement.
   • Trees may be spaced no closer together than twenty-five (25) feet unless a decorative grouping or alternate method is chosen and approved by Declarant.

14. Owners of Lots which are required to have sidewalks per subdivision construction plans approved for Esplanade at Artisan Lakes shall be responsible for the installation of such sidewalks. These sidewalks shall be constructed in the right of way or easement, as set forth
in the Manatee County rules and regulations. Installation shall be prior to the issuance of a certificate of occupancy for the Lot. Declarant, as the owner of the Lot prior to the issuance of a certificate of occupancy, will install the required sidewalks within Esplanade at Artisan Lakes.

15. Except for trees located within the designated wetland areas (as described on the Plat), all trees must be properly trimmed and maintained by the Owner as per Section 700 (f.k.a. 714) of the Manatee County Land Development Code. If a street tree dies or is removed, the Community Association and/or the Master Association, as applicable, is responsible to replace the tree with the same size and type of tree as originally planted on the Lot within thirty (30) days.

16. The Final Site Plan and Construction Plan approvals for Esplanade at Artisan Lakes have the following file numbers, and records regarding these approvals can be found in the Records Division of the Planning Department of Manatee County:

   Project no. -
   Case numbers of previous approvals -
   PP/FSP approval: PDMU-91-01/05-S-76(P)(R5)/FSP-06-32(R10)
   Construction plan approval: PDMU-91-01/05-S-76(P)(R5)/FSP-06-32(R10)

17. No Owner of property within Esplanade at Artisan Lakes may construct or maintain any building, residence or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and Plat, or Additional Plat(s), if any, of Esplanade at Artisan Lakes unless prior approval is received from the Southwest Florida Water Management District, Sarasota Regulation Department.

18. Each Owner within Esplanade at Artisan Lakes at the time of construction of a building, residence, or structure shall comply with the construction plans for the Surface Water or Stormwater Management System approved and on file with the Southwest Florida Water Management District.

19. In order to provide a clear view of intersecting streets and travel lanes to the motorist, there shall be a triangular area of clear visibility ("Visibility Triangle"). On every corner Lot, at every driveway intersection with streets, and in parking areas, there shall be a Visibility Triangle clear of any structure, fence, obstruction, planting, or parking, unless exempted by Section 1002.3 (f.k.a. 713.3 )of the Manatee County Land Development Code. The area formed by the Visibility Triangle constitutes an important horizontal and vertical sight distance for vehicular traffic. It shall be the responsibility of the Owner to maintain the Visibility Triangle horizontal and vertical clearances at all times. Visibility Triangles must be maintained pursuant to Section 1002 (f.k.a 713) of the Manatee County Land Development Code. Any safety hazard violation of the Visibility Triangle shall be subject to immediate removal, without prior notification to violator, by the Manatee County Transportation Department, at the expense of the Owner.
• For a corner Lot. The Visibility Triangle shall be formed by extending the rights-of-way lines of any corner Lot to a point where the lines intersect each other designated as point (A); and from that intersecting point (A), measuring to a point thirty (30) feet along both rights-of-way lines points (B and C); and then, connecting those same two points (B and C), forming a line which measures 42.43 feet. At an intersection and where two adjacent corner Lots exist or are planned, the Visibility Triangle requirements shall include the segment of the rights-of-way thirty (30) feet from the rights-of-way line of the intersecting rights-of-way line. See Visibility Triangle Illustration 713 of the Manatee County Land Development Code. If a future rights-of-way line has been established by the Manatee County Transportation Department, the thirty (30) foot line of the triangle shall be measured along the future rights-of-way line, as indicated in the visibility triangle illustration 713 of the Manatee County Land Development Code.

• For a Driveway. The driveway Visibility Triangle is the triangle formed by extending the edge of driveway and extending the adjacent rights-of-way line to a point where the lines intersect each other, designated as point (D); and from that intersecting point (D), measuring to a point fifteen (15) feet along the rights-of-way line to a point designated as (E); and measuring from point (D) fifteen (15) feet along the edge of the driveway to a point designated as (F); and then, connecting points (E) and (F) to form a line which measures 21.21 feet. The Visibility Triangle requirements shall include the segment of the driveway fifteen (15) feet from the intersecting street line, as indicated in the Visibility Triangle Illustration 713 of the Manatee County Land Development Code.

• In Parking Areas. Within any parking area, the placement of trees, shrubs, or other obstruction within any landscaped medium, island or peninsula shall observe the requirements as a Visibility Triangle for all conditions, at each location, where one drive aisle intersects another drive aisle. The dimensions are shown on the Visibility Triangle Illustration 713 of the Manatee County Land Development Code.

20. The Grading and Drainage Plan for the Property has been recorded in Official Records Book 2, Pages 184-191, of the Public Records of Manatee County, Florida.

21. Agreement for the Installation and Maintenance of Publicly Owned Facilities Underlying Privately Owned and Maintained Developments ("POMD"), between Manatee County, Declarant and Artisan Lakes Master Association, Inc., has been recorded in Official Records Book 2535, Page 5384.

22. The County and Artisan Lakes Master Association, Inc. have entered into an Agreement for the Maintenance of Right-of-Way Islands installed on public right(s)-of-way which has been recorded in Official Records Book 2535, Page 5405, of the Public Records of the County.
23. Allowed uses within the Gateway North (aka Artisan Lakes) DRI include the potential for telecommunication towers within the DRI, including residential and recreation areas.

24. Pursuant to Manatee County Ordinance No. PDMU-91-01(G)(R5), Parcel Q of the Gateway North (aka Artisan Lakes) DRI is approved for use as a proposed school site. Parcel M of the Gateway North (aka Artisan Lakes) DRI may contain a public school, a public charter school, or a private school in lieu of residential units. This school on Parcel M would be in addition to the school on Parcel Q.

25. The Master Association shall submit inspection reports to the Southwest Florida Water Management District in the form required by the District, in accordance with the following schedule: For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operating is authorized and every two (2) years thereafter.

26. Please take note of the following: the development of land in Manatee County is governed by various federal, state and local laws, rules and regulations, including, but not limited to, the Manatee County Land Development Code. All alterations must comply with these regulations, which may be more restrictive than the Community Declaration.

The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Community Declaration, the Master Declaration or any Lot sales contract between a purchaser and Declarant.
EXHIBIT “D”

LIST OF HOLDINGS
OF
ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC.

The following is a complete listing of all common open space and improvements of the Esplanade at Artisan Lakes Community Association, Inc., a non-profit Florida corporation, as of the date of recording of the Supplemental Declaration to which this Exhibit is attached. This organization has been established for the ownership and maintenance of all land, buildings, equipment, facilities, and other holdings as described and depicted on the Plats as Tracts, and as further described below.

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>Private Right of Way, Public Utility Easement and Private Drainage Easement</td>
</tr>
<tr>
<td>A-2</td>
<td>Private Right of Way, Public Utility Easement and Private Drainage Easement</td>
</tr>
<tr>
<td>B-2*</td>
<td>Lake and Drainage</td>
</tr>
<tr>
<td>B-3*</td>
<td>Landscape, Irrigation, Lake and Drainage</td>
</tr>
<tr>
<td>B-4*</td>
<td>Landscape, Irrigation, Lake and Drainage</td>
</tr>
<tr>
<td>B-5*</td>
<td>Landscape, Irrigation, Lake, Sidewalk and Drainage</td>
</tr>
<tr>
<td>B-6*</td>
<td>Landscape, Irrigation, Lake and Drainage</td>
</tr>
<tr>
<td>B-7*</td>
<td>Landscape, Irrigation, Lake, Sidewalk and Drainage</td>
</tr>
<tr>
<td>B-11</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-12*</td>
<td>Landscape, Irrigation, Lake, Sidewalk and Drainage</td>
</tr>
<tr>
<td>B-13</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-14</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-15</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-16</td>
<td>Landscape, Irrigation and Sidewalk</td>
</tr>
</tbody>
</table>

* It is anticipated that the Lakes will be constructed on portions of Tracts B-2 through B-7 and B-12. It is anticipated that such Lakes will be conveyed by metes and bounds legal descriptions to the CDD upon completion of construction of such Lakes. If such conveyance occurs, the Community Association will not hold title to such portions of Tracts B-2 through B-7 and B-12 that are conveyed to the CDD.

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-5</td>
<td>Private Right of Way, Public Utility Easement and Private Drainage Easement</td>
</tr>
<tr>
<td>A-6</td>
<td>Private Right of Way, Public Utility Easement and Private Drainage Easement</td>
</tr>
</tbody>
</table>
### ARTISAN LAKES ESPLANADE PHASE III, SUBPHASES A, B, C, D, & E PLAT

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-7</td>
<td>Private Right of Way, Public Utility Easement and Private Drainage Easement</td>
</tr>
<tr>
<td>A-8</td>
<td>Private Right of Way, Public Utility Easement and Private Drainage Easement</td>
</tr>
<tr>
<td>B-18*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-19*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-20*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-21*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-22*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-23</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-24*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-25*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-26</td>
<td>Landscape and Irrigation</td>
</tr>
</tbody>
</table>

* It is anticipated that the Lakes will be constructed on portions of Tracts B-18 through B-22, B-24 and B-25. It is anticipated that such Lakes will be conveyed by metes and bounds legal descriptions to the CDD upon completion of construction of such Lakes. If such conveyance occurs, the Community Association will not hold title to such portions of Tracts B-18 through B-22, B-24 and B-25 that are conveyed to the CDD.

### ARTISAN LAKES ESPLANADE PHASE IV, SUBPHASES A, B, C & D PLAT

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-12</td>
<td>Private Roadway, Public Utility Easement and Private Drainage Easement</td>
</tr>
<tr>
<td>B-41*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-42*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-43*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-44*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-45*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-46*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-47*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-48*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-49*</td>
<td>Landscape, Irrigation, Drainage and Lake</td>
</tr>
<tr>
<td>B-50</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-51</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-52</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-53</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-54</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-55</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-56</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-57</td>
<td>Landscape and Irrigation</td>
</tr>
<tr>
<td>B-58</td>
<td>Landscape and Irrigation</td>
</tr>
</tbody>
</table>

* It is anticipated that the Lakes will be constructed on portions of Tracts B-41 through B-49. It is anticipated that such Lakes will be conveyed by metes and bounds legal descriptions to the CDD upon completion of construction of such Lakes. If such conveyance occurs, the Community Association will not hold title to such portions of Tracts B-41 through B-49 that are conveyed to the CDD.
CONSENT TO SUBDIVISION PLAT AND ALL
DEDICATIONS AND RESERVATIONS THEREON

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose
government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida
("District") is the owner and holder of that certain lien upon the property by virtue of special assessments
in favor of the District, covering all or some portion of the real property located in Manatee County,
Florida, constituting the subdivision plat of Artisan Lakes Esplanade Phase IV, Subphases A-D and
described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For good and valuable consideration in hand paid by the record owner of said real property, receipt
whereof is hereby acknowledged, hereby specifically consents to said subdivision plat and all dedications
and reservations thereon, and releases from the lien any streets, thoroughfares, required utilities, and
drainage or other easements dedicated to Manatee County and/or the general public on said subdivision
plat.

IN WITNESS WHEREOF, District has caused these presents to be executed by its duly
authorized officer this 14th day of October, 2018.

ATTEST:

ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT, a local unit of
special-purpose government established pursuant
to Chapter 190, Florida Statutes and located in
Manatee County, Florida

By: ____________________________ By: ____________________________
Scott Hinckley, Assistant Secretary
Mike Bachman, Chairman

Address: c/o JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Ste #1
Oakland Park, Florida 33334

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 14th day of October, 2018, by
Mike Bachman, as Chairman and by Scott Hinckley, as Assistant
Secretary, of Artisan Lakes Community Development District, a local unit of special-purpose government
established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida, who is
personally known to me or has produced __________________________ as identification.

_______________________________
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Kiera Calhoun
My Commission Expires: 2-15-2019
Commission Number: 228325
APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF MANATEE, FLORIDA, THIS _____ DAY OF ____________, 2019

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: ________________________________

Chairman

ATTEST:

____________________________________
Angelina Colonneo
Clerk of the Circuit Court
EXHIBIT "A"

DESCRIPTION: A portion of TRACT "F-4" of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, according to the plat thereof, as recorded in Plat Book 57, Page 65, of the Public Records of Manatee County, Florida; Together with a portion of the West 1/2 of Section 16, all lying in the West 1/2 of Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northernmost corner of right-of-way of ARTISAN LAKES PARKWAY (TRACT "A-11"), according to the plat of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, as recorded in Plat Book 62, Page 58, of the Public Records of Manatee County, Florida, run thence along the Northerly right-of-way of said ARTISAN LAKES PARKWAY (TRACT "A-11") the following six (6) courses: 1) S.65°26'25"W., a distance of 139.98 feet; 2) Southwesterly, 540.35 feet along the arc of a tangent curve to the left having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 531.51 feet); 3) S.29°26'25"W., a distance of 139.89 feet; 4) Southwesterly, 541.21 feet along the arc of a tangent curve to the right having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 529.23 feet); 5) S.71°20'41"W., a distance of 582.70 feet; 6) Westerly, 76.82 feet along the arc of a tangent curve to the left having a radius of 985.00 feet and a central angle of 04°28'07" (chord bearing S.69°06'37"W., 76.80 feet) to the Southeast corner of said TRACT "F-4" of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along the Easterly boundary of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, N.00°00'00"E., a distance of 739.65 feet to the Northeast corner of TRACT "C-8" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along the Northerly boundary of said TRACT "C-8" and the Westerly extension thereof, S.79°27'07"W., a distance of 173.22 feet; thence S.24°44'25"W., a distance of 7.70 feet to the Eastermost corner of LOT 27 of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along the Northerly boundary of said LOT 27, N.64°51'17"W., a distance of 145.00 feet to a point on the Easterly right-of-way of INGLENOOK TERRACE (TRACT "A-1") of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along said Easterly right-of-way the following three (3) courses: 1) Northerly, 257.86 feet along the arc of a non-tangent curve to the left having a radius of 400.00 feet and a central angle of 36°56'07" (chord bearing N.06°40'39"E., 253.41 feet); 2) Northerly, 29.12 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 66°44'34" (chord bearing N.21°34'53"E., 27.50 feet); 3) Northeasterly, 46.69 feet along the arc of a reverse curve to the left having a radius of 56.00 feet and a central angle of 47°46'08" (chord bearing N.31°04'06"E., 45.35 feet) to a point on the Northerly boundary of said TRACT "F-4" of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, said point also being the Southwest corner of LOT 28 of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along said Northerly boundary the following four (4) courses: 1) N.80°06'52"E., a distance of 157.31 feet; 2) S.17°14'53"E., a distance of 7.06 feet; 3) Southeasternly, 59.59 feet along the arc of a tangent curve to the left having a radius of 38.60 feet and a central angle of 88°27'24" (chord bearing S.61°28'35"E., 53.85 feet); 4) N.74°17'43"E., a distance of 38.86 feet to a point on aforesaid Easterly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along said Easterly boundary the following two (2) courses: 1) N.00°00'00"E., a distance of 104.17 feet; 2) N.56°37'05"W., a distance of 203.77 feet; thence departing said Easterly boundary, N.39°52'02"E., a distance of 396.26 feet; thence N.00°00'00"E., a distance of 485.81
feet; thence N.74°39'15"W., a distance of 410.98 feet; thence N.05°15'22"E., a distance of 344.24 feet; thence Easterly, 19.53 feet along the arc of a non-tangent curve to the right having a radius of 635.00 feet and a central angle of 01°45'43" (chord bearing S.83°51'47"E., 19.53 feet); thence N.07°01'05"E., a distance of 301.77 feet; thence N.86°46'12"E., a distance of 704.14 feet; thence N.80°02'26"E., a distance of 382.41 feet; thence S.68°12'58"E., a distance of 399.48 feet; thence S.19°08'48"E., a distance of 143.71 feet; thence S.50°17'23"E., a distance of 50.21 feet; thence Northeasterly, 6.88 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 15°46'04" (chord bearing N.55°02'24"E., 6.86 feet); thence S.50°17'23"E., a distance of 144.81 feet; thence S.15°43'09"E., a distance of 702.79 feet; thence S.00°00'00"E., a distance of 772.92 feet to the POINT OF BEGINNING.