

This instrument prepared by and to be returned to:
Foley & Lardner, LLP
Stephen J. Szabo, Esq.
100 North Tampa Street, Suite 2700
Tampa, Florida 33602

**EIGHTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR COPPERSTONE**

THIS EIGHTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPERSTONE is made this 5 day of March, 2013, by THE RYLAND GROUP, INC., a Maryland corporation, whose address is 9426 Camden Field Parkway, Riverview, FL 33578, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant has heretofore imposed certain covenants, conditions and restrictions upon real property in Manatee County, Florida, by virtue of that certain Declaration of Covenants, Conditions and Restrictions for Copperstone recorded June 21, 2007, in O.R. Book 02211, Page 3217, as amended by First Amendment to Declaration recorded March 28, 2008, in O.R. Book 02252, Page 5296, as amended by Second Amendment to Declaration recorded July 28, 2009, in O.R. Book 02307, Page 0590, as amended by Third Amendment to Declaration recorded July 16, 2010, in O.R. Book 02345, Page 7534, as amended by Fourth Amendment to Declaration recorded December 16, 2010, in O.R. Book 02362, Page 7653, as amended by Fifth Amendment to Declaration recorded July 8, 2011, in O.R. Book 02385, Page 1833, as amended by Sixth Amendment to Declaration recorded October 9, 2012, in O.R. Book 2440, Page 2275, as amended by Seventh Amendment to Declaration recorded November 29, 2012 in O.R. Book 2447, Page 229, all of the Public Records of Manatee County, Florida (herein, together with any amendments heretofore or hereafter made, collectively called the "Declaration"); and

WHEREAS, the Declaration specifically provides that the Declarant may subject certain additional real property to the terms and conditions of the Declaration without the consent of any other party hereto; and

WHEREAS, Declarant has a right to amend the Declaration in accordance with Article XVI, Section 16.2; and

WHEREAS, Declarant desires to add and subject to the Declaration the real property described on Exhibit "A", attached hereto and made a part hereof ("Phase IIB Lands"), and further amend the Declaration as provided herein; and

WHEREAS, the amendments provided herein and the addition of the Phase IIB Lands to the Property are consistent with the general plan of development established by Declarant, and Declarant desires to hereby amend the Declaration as provided herein and incorporate such Phase IIB Lands into the Property so that the same is included within the Community and subject to the terms and conditions of the Declaration.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Addition of Phase IIB Lands. In accordance with all applicable terms and provisions of the Declaration, Declarant hereby declares that the Phase IIB Lands are hereby subjected to all covenants, conditions and restrictions established by the Declaration, as amended hereby, and as may hereafter be further amended from time to time, and that the Phase IIB Lands are hereby deemed to be a part of the Property and the Community as defined in the Declaration.

2. Amended and Restated Exhibits. In order to accommodate the addition of the Phase IIB Lands to the Subdivision, as contemplated hereby, the following Exhibits to the Declaration have been amended and restated:

- Exhibit "D" - WMD Permit Amendment
- Exhibit "E" - Notice to Buyer
- Exhibit "F" - Ten Year Fiscal Projection
- Exhibit "G" - Listing of Holdings

The Exhibit "E", Exhibit "F", and Exhibit "G" are attached hereto and shall replace and supersede the Exhibits "E", "F", and "G" as previously filed with the Declaration (as amended). Further Exhibit "D" of the Declaration is hereby supplemented to also include the WMD Permit Amendment attached hereto as Exhibit "D."

3. Maintenance Program. The Declaration is hereby amended to add the maintenance program standards contained in Exhibit "H" attached hereto and incorporated herein by reference.

4. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specifically amended hereinabove, is hereby ratified and confirmed in its entirety.

5. This Amendment shall be effective immediately upon its recording in the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, the undersigned, having caused this Amendment to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered in the presence of:

THE RYLAND GROUP, INC., a Maryland corporation

[Signature]
Print: Jonathan R. Woodman

By: [Signature]
Print: Kevin D. Huff
Title: Assistant Vice President

[Signature]
Print: Virginia Spencer

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 5 day of March, 2013, by Kevin D. Huff as Assistant Vice President of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public
Print Name: Susan Greene
My commission expires: Aug 6, 2016

EXHIBIT "A"

Phase IIB Lands

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; INCLUDING PORTIONS OF LOTS 268-270, MECCA PARK COLONY, AS RECORDED IN PLAT BOOK 1, PAGE 192 A OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL IIB1

BEGIN AT THE SOUTHWEST CORNER OF TRACT 1608, COPPERSTONE PHASE I, AS RECORDED IN PLAT BOOK 51, PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID COPPERSTONE PHASE I THE FOLLOWING TEN (10) COURSES: (1) NORTH 87°57'36" EAST, A DISTANCE OF 30.00 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) EASTERLY 92.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 151°21'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°43'17" EAST 67.83 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (3) NORTHEASTERLY 135.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 13°42'10", AND A CHORD BEARING AND DISTANCE OF NORTH 33°26'55" EAST 135.28 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; (4) NORTHEASTERLY 127.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 679.00 FEET, A CENTRAL ANGLE OF 10°47'45", AND A CHORD BEARING AND DISTANCE OF NORTH 45°41'53" EAST 127.75 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (5) NORTHEASTERLY 62.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 26°35'28", AND A CHORD BEARING AND DISTANCE OF NORTH 37°48'02" EAST 62.09 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (6) SOUTHEASTERLY 799.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 198.00 FEET, A CENTRAL ANGLE OF 231°19'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 39°49'52" EAST 356.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (7) SOUTHWESTERLY 52.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 22°08'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°45'55" WEST 51.83 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (8) SOUTHWESTERLY 81.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 349.00 FEET, A CENTRAL ANGLE OF 13°23'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°59'56" WEST 81.42 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (9) SOUTHERLY 353.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 237.00 FEET, A CENTRAL ANGLE OF 85°30'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°27'00" EAST 321.75 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (10) SOUTHEASTERLY 9.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 00°40'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°52'00" EAST 9.31 FEET; THENCE SOUTH 45°28'00" WEST, A DISTANCE OF 140.00 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 7.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 00°40'00", AND A CHORD BEARING AND DISTANCE OF NORTH 44°52'00" WEST 7.68 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 25.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 377.00 FEET, A CENTRAL ANGLE OF 03°50'57", AND

A CHORD BEARING AND DISTANCE OF NORTH 43°16'32" WEST 25.32 FEET; THENCE SOUTH 48°38'57" WEST, A DISTANCE OF 50.00 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 38.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°04'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°40'58" WEST 34.75 FEET; THENCE SOUTH 46°43'00" WEST, A DISTANCE OF 223.59 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 34.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 05°06'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°09'47" WEST 34.31 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 35.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°21'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 81°47'17" WEST 32.26 FEET; THENCE NORTH 58°02'00" WEST, A DISTANCE OF 6.48 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 100.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 14°53'55", AND A CHORD BEARING AND DISTANCE OF NORTH 65°28'57" WEST 99.83 FEET; THENCE NORTH 25°30'00" EAST, A DISTANCE OF 73.13 FEET; THENCE NORTH 64°30'00" WEST, A DISTANCE OF 50.28 FEET; THENCE NORTH 84°36'02" WEST, A DISTANCE OF 87.08 FEET; THENCE NORTH 01°31'46" EAST, A DISTANCE OF 97.99 FEET; THENCE NORTH 87°00'36" EAST, A DISTANCE OF 150.53 FEET; THENCE NORTH 02°02'24" WEST, A DISTANCE OF 520.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 417,567 SQUARE FEET OR 9.586 ACRES, MORE OR LESS.

PARCEL IIB2

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 1608, COPPERSTONE PHASE I, AS RECORDED IN PLAT BOOK 51, PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 02°02'24" EAST, A DISTANCE OF 520.37 FEET; THENCE SOUTH 87°00'36" WEST, A DISTANCE OF 2,501.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°57'37" WEST, A DISTANCE OF 144.49 FEET; THENCE SOUTH 11°17'24" WEST, A DISTANCE OF 145.84 FEET; THENCE SOUTH 02°17'45" WEST, A DISTANCE OF 217.09 FEET; THENCE SOUTH 22°12'37" WEST, A DISTANCE OF 112.52 FEET; THENCE SOUTH 49°51'51" WEST, A DISTANCE OF 141.18 FEET; THENCE SOUTH 06°31'22" EAST, A DISTANCE OF 88.90 FEET; THENCE SOUTH 83°28'38" WEST, A DISTANCE OF 256.87 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAWGRASS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2104, PAGE 1641 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 14°27'17" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 595.42 FEET; THENCE NORTH 81°30'38" EAST, A DISTANCE OF 262.59 FEET; THENCE NORTH 03°07'00" WEST, A DISTANCE OF 184.56 FEET; THENCE NORTH 87°00'36" EAST, A DISTANCE OF 334.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 320,687 SQUARE FEET OR 7.362 ACRES, MORE OR LESS.

TOTAL SUBJECT PROPERTY CONTAINING 738,254 SQUARE FEET OR 16.948 ACRES, MORE OR LESS.

EXHIBIT "D"

WMD Permit



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

July 24, 2012

Ryland Homes, Incorporated
Attn: Kevin Huff
9426 Camden Field Parkway
Riverview, FL 33578

Subject: **Notice of Final Agency Action for Approval
ERP General Construction Modification**
Project Name: Copperstone Phase 2B
App ID/Permit No: 667135 / 44029365.003
County: MANATEE
Sec/Twp/Rge: S24/T33S/R18E, S25/T33S/R18E, S19/T33S/R19E

Dear Permittee(s):

This letter constitutes notice of Final Agency Action for **approval** of the permit referenced above. Final approval is contingent upon no objection to the District's action being received by the District within the time frames described in the enclosed Notice of Rights.

Approved construction plans are part of the permit, and construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing.

If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit.

If you have questions, please contact Daryl Flatt, at the Tampa Service Office, extension 6508. For assistance with environmental concerns, please contact Lee Hughes, extension 2305.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
 Statement of Completion
 Notice of Authorization to Commence Construction
 Notice of Rights
cc: O. Denise Greer, P.E., King Engineering Associates, Incorporated

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Exhibit D
3 of 14

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
GENERAL CONSTRUCTION MODIFICATION
PERMIT NO. 44029365.003**

EXPIRATION DATE: July 24, 2017

PERMIT ISSUE DATE: July 24, 2012

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapters 40D-4 and 40D-40, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Copperstone Phase 2B
GRANTED TO: Ryland Homes, Incorporated
Attn: Kevin Huff
9426 Camden Field Parkway
Riverview, FL 33578

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorizes modifications to Environmental Resource Permit (ERP) No. 43029365.000 entitled Copperstone Phase II FKA Valencia Groves, issued on January 24, 2006. The modifications approved in this permit are as follows:

1. Phase 2B construction is identified separately from the remainder of the project, and Phase 2B is now authorized under this modification, ERP No. 44029365.003.

The project discharges to a water body that is verified as impaired for fecal coliform and dissolved oxygen (Buffalo Creek – WBID 1823); therefore, water quality certification is waived as a condition of this permit. Information regarding the surface water management system, 100-year floodplain, wetlands and/or surface waters is stated below and on the permitted construction drawings for the project.

OP. & MAIN. ENTITY: Copperstone Homeowners' Association, Incorporated
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: MANATEE
SEC/TWP/RGE: S24/T33S/R18E, S25/T33S/R18E, S19/T33S/R19E
**TOTAL ACRES OWNED
OR UNDER CONTROL:** 83.70
PROJECT SIZE: 18.70 Acres
LAND USE: Residential
DATE APPLICATION FILED: June 11, 2012
AMENDED DATE: N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
SWF-19	1.54	MAN-MADE WET DETENTION
	Total: 1.54	

Comments: Construction includes 27 residential lots, roadway, storm piping and the surface water management system.

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
7.25	13.75	Equivalent Excavation	N/A

Comments: The encroachment and compensation volumes above were authorized under ERP No. 43029365.000 and were included in the total encroachment and compensation volumes reported in the agency action. No additional floodplain impacts are authorized in this permit.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Comments:

The project area for this ERP modification contains 0.78 acres of other surface waters that have been previously approved and reported in ERP No. 43029365.000, entitled Valencia Groves, issued January 24, 2006. This permit modification does not authorize any other surface water impacts or change any of the previously authorized other surface water impacts.

Mitigation Information

Mitigation Comments:

Mitigation is not required for the 0.51 acres of impacts to upland cut ditches pursuant to Subsection 3.2.2.2. of the Basis of Review. Under this Subsection, wetland mitigation is not required for impacts to upland cut ditches that do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit shall terminate, pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. Unless specified otherwise herein, two copies of all information and reports required by this permit shall be submitted to the Regulation Department at the District Service Office that services this permit. The permit number, title of report or information and event (for recurring report or information submittal) shall be identified on all information and reports submitted.
3. The Permittee shall retain the design engineer, or other professional engineer registered in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the professional engineer so employed. This information shall be submitted prior to construction.
4. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Regulation Department at the District Service Office that services this permit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C., and signed, dated, and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.
5. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.
6. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

limits of approved surface water impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.
7. All Wetland/Surface Water boundaries shown on the approved construction drawings shall be binding upon the Permittee and the District.
8. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted surface water management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the Statement of Completion and Request for Transfer to Operation Entity Form, and prior to beneficial occupancy or use of the site.
9. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the

Regulation Department at the District Service Office that services this permit:

- a. homeowners, property owners, master association or condominium association articles of incorporation, and
- b. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents either: (1) within 180 days after beginning construction or within the Statement of Completion and as-built construction plans if construction is completed prior to 180 days, or (2) prior to any lot or unit sales within the project served by the surface water management system, whichever occurs first.

10. The operation and maintenance entity shall submit inspection reports 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 five (5) years after operation is authorized and every five (5) years thereafter.

11. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Surface Water Regulation Manager, at the District Service Office that services this permit.
12. This modification, Construction Permit No. 44029365.003, is for a phase of previously issued Construction Permit No. 43029365.000, and affects only the project area identified in this modification application submittal.
13. Certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341 is waived.
14. If limestone bedrock is encountered during construction of the surface water management system, the District must be notified and construction in the affected area shall cease.
15. The Permittee shall notify the District of any sinkhole development in the surface water management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
16. The District, upon prior notice to the Permittee, may conduct on-site inspections to assess the effectiveness of the erosion control barriers and other measures employed to prevent violations of state water quality standards and avoid downstream impacts. Such barriers or other measures should control discharges, erosion, and sediment transport during construction and thereafter. The District will also determine any potential environmental problems that may develop as a result of leaving or removing the barriers and other measures during construction or after construction of the project has been completed. The Permittee must provide any remedial measures that are needed.
17. This permit is issued based upon the design prepared by the Permittee's consultant. If at any time it is determined by the District that the Conditions for Issuance of Permits in Rules 40D-4.301 and 40D-4.302, F.A.C., have not been met, upon written notice by the District, the Permittee shall obtain a permit modification and perform any construction necessary thereunder to correct any deficiencies in the system design or construction to meet District rule criteria. The Permittee is advised that the correction of deficiencies may require re-construction of the surface water management system.

18. The Permitted Plan Set for this project includes: Plan Sheets Title Sheet, 002, 003, 004, 010, 011, 014, 015, 040, 041, 042, 043, 052, 055, 058 and 059 from the submittal received by the District on June 11, 2012; Plan Sheets 007, 053 and 054 from the submittal received by the District on June 25, 2012; Plan Sheet 096 from the submittal received by the District on July 11, 2012.
19. Construction of the surface water management system approved in ERP No. 44029365.002 shall precede or occur simultaneously with the construction authorized in this agency action.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

Michelle K. Hopkins, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. For general permits authorizing incidental site activities, the following limiting general conditions shall also apply:
 - a. If the decision to issue the associated individual permit is not final within 90 days of issuance of the incidental site activities permit, the site must be restored by the permittee within 90 days after notification by the District. Restoration must be completed by re-contouring the disturbed site to previous grades and slopes re-establishing and maintaining suitable vegetation and erosion control to provide stabilized hydraulic conditions. The period for completing restoration may be extended if requested by the permittee and determined by the District to be warranted due to adverse weather conditions or other good cause. In addition, the permittee shall institute stabilization measures for erosion and sediment control as soon as practicable, but in no case more than 7 days after notification by the District.
 - b. The incidental site activities are commenced at the permittee's own risk. The Governing Board will not consider the monetary costs associated with the incidental site activities or any potential restoration costs in making its decision to approve or deny the individual environmental resource permit application. Issuance of this permit shall not in any way be construed as commitment to issue the associated individual environmental resource permit.
4. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Water quality data for the water discharged from the permittee's property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume dis-charged from the property or into surface waters of the state.
6. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

7. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
8. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
9. The permittee shall complete construction of all aspects of the surface water management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
10. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
 - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
11. All surface water management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property .
12. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a written notification of commencement indicating the actual start date and the expected completion date.
13. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
14. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C. Additionally, if deviation from the approved drawings are discovered during the certification process the certification must be accompanied by a copy of the approved permit drawings with deviations noted.
15. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
16. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the

District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.

17. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.
18. This permit does not eliminate the necessity to obtain any required federal, state, local and special District authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.
19. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-4 or Chapter 40D-40, F.A.C.
20. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
21. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
22. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
23. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.
24. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.
25. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Copperstone Phase 2B

PROJECT NAME

Residential

PROJECT TYPE

MANATEE

COUNTY

S24/T33S/R18E, S25/T33S/R18E, S19/T33S/R19E

SEC(S)/TWP(S)/RGE(S)

Ryland Homes, Incorporated

PERMITTEE

See permit for additional permittees

APPLICATION ID/PERMIT NO: 667135 / 44029365.003

DATE ISSUED: July 24, 2012



Michelle K. Hopkins, P.E.

Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY
DISPLAYED AT THE SITE OF THE WORK

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28.106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy. 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 987-6746. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by final District action may seek judicial review of the District's final action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

EXHIBIT "E"

Notice to Buyer

NOTICE TO BUYER

To the purchasers of lots in the Copperstone community (the "Community") located in Manatee County, Florida (the "County") you are hereby notified that the purchase of your lot is subject to the following:

1. The Declaration of Covenants, Conditions and Restriction for Copperstone (the "Declaration"), a copy of which is provided upon execution of your contract to purchase a home within the Community.

2. Upon your acceptance of a deed or other conveyance of a home within the Community, you will become a member of Copperstone Master Association, Inc., a Florida corporation not-for-profit (the "Association"), and you will be subject to its Articles of Incorporation, By-Laws and any rules and regulations adopted by its Board of Directors.

3. The Ryland Group, Inc., a Maryland corporation qualified to do business in Florida, the developer of the Community (the "Developer"), intends to submit the property to the obligations of a Community Development District (the "CDD") in accordance with Chapter 190 of the Florida Statutes, which has been approved in Manatee County Ordinance No. 06-79. Article XII of the Declaration sets forth the terms and provisions governing the submission of the Community to CDD. You are further notified that:

THE CDD IS A SPECIAL TAXING DISTRICT WITH AUTHORITY TO FUND ITS OPERATIONS BY IMPOSING TAXES OR ASSESSMENTS, OR BOTH, ON THE PROPERTY WITHIN THE CDD. THE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE CDD AND ARE SET ANNUALLY BY GOVERNING BOARD OF SUPERVISORS OF THE CDD. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO THE COUNTY, SCHOOL DISTRICT AND OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THESE TAXES AND ASSESSMENTS MAY APPEAR ON THE ANNUAL REAL ESTATE TAX BILL FOR EACH OWNER AS A SEPARATE TAX OR ASSESSMENT AND MAY BE PAYABLE DIRECTLY TO THE MANATEE COUNTY TAX COLLECTOR. THE TAXES AND ASSESSMENTS OF THE CDD CONSTITUTE A LIEN UPON THE PROPERTY THAT IS WITHIN THE CDD.

4. Flood Zones. The property appears to lie in Flood Zones "X" (Areas of Minimal Flooding), Flood Zone "X" (Areas between 100 year and 500 year flood), "A" and "AE" (base flood elevations of 26 thru 32) and floodway area, per Flood Insurance Rate Map for Manatee County, Florida (Unincorporated Areas), Community Panel Number 120153 0205 C, Map Revised July 15, 1992. An accurate zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government 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". Further note that:

Specifically, Lots 24 through 31 are in flood zone AE with a base flood elevation of 27' mean sea level, lot 252 is in flood zone AE with a base flood elevation of 31.5' mean sea level, and lots 348 through 363 are in flood zone AE with a base flood elevation of 26' mean sea level.

Per the FEMA 44 CFR 60.3.c.2, an AE zone shall have the lowest habitable finished flood elevated to or above base flood elevation (BFE) and the revised Manatee County Ordinance 89-10 lowest habitable finished floor must be at BFE plus a one (1) foot freeboard, flood protection elevation (FPE). The finished floor of the homes within the AE zone must be at least one (1) foot higher than the BFE.

A Floodplain Management Permit will be needed for submission along with the building permit application.

A sealed survey showing the FIRM panel number, flood zone, flood zone lines delineated, base flood elevation with existing and proposed grades of the lot, must be submitted at the time of building permit application, unless there is a FEMA approved LOMR (letter of map revision) for the above lots, in which case the surveyor will need to note the case number on the survey.

THE BUYER IS HEREBY NOTIFIED THAT THEIR MORTGAGE LENDER'S FLOOD DETERMINATION MAY DIFFER FROM THE DETERMINATION MADE BY THE COUNTY BUILDING DEPARTMENT'S FLOODPLAIN MANAGEMENT SECTION.

5. Property adjacent to the Community may be used for agricultural purposes, which may include the use of pesticides and herbicides and may have odors and noises associated with such uses.

6. The twenty (20) acre parcel located to the North of the Community and to the South of Moccasin Wallow Road may be utilized as a school site by The School Board of Manatee County (the "School Site").

7. The County shall carry conveyance maintenance of the Buffalo Canal flowline (located in Tracts 1303, 1608 and 1610) and its southern embankment on an as needed basis. Manatee County will not be responsible for mowing, beautification, and erosion beyond the southern top-of-bank of Buffalo Canal.

8. There is a potential that, in the future, the railroad right-of-way that is adjacent to the Community to the South may be used for the construction of a commuter and light railway.

9. The Association has granted a pedestrian easement for school access from Erie Road through the Community to the School Site over all sidewalks and crosswalks that are or may be established in Tracts 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309 and 1310. The Association shall be responsible for the maintenance thereof and ensuring that the easement is not obstructed or interfered with.

10. All property owners within the Community are encouraged to participate in the Florida Yards and Neighborhood program. Information regarding the program will be provided upon the execution of a contract for the purchase of a home or lot within the Community.

11. Prior to the issuance of a Certificate of Occupancy by the County, the owner of a lot within the Community must submit certification to the Driveway Inspection Section of the Transportation Department from the surveyor or engineer. This certification must be in the form required by the County and shall state that the floor elevation and lot and grading are in compliance with the Community's approved drainage and grading plan.

12. Street Tree Information: Landscaping Local Residential Streets, Section 715.3.4 (Supplement No. 12) Manatee County Land Development Code state:

- a. Prior to receiving a certificate of occupancy, canopy trees (as defined below) shall be planted within twenty-five (25) feet of the right-of-way of each local street within a residential development. All Lots shall have one (1) street tree except for corner Lots which shall require two (2) street trees.
- b. The trees shall be spaced no closer together than twenty-five (25) feet, unless a decorative grouping or alternative method is chosen by the developer. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements. Where specific locations for street trees have been approved by Manatee County, those trees shall be planted in those locations, unless otherwise approved by Manatee County.
- c. Responsibility for the property owner's maintenance of the trees shall be placed within the Homeowner's Documents and/or Deed Restrictions governing the development. Such trees shall be installed prior to Certificate of Occupancy for each individual unit.

13. Prior to the issuance of a Certificate of Occupancy by the County, the sidewalk in front of the lot to be purchased by owner must be constructed to County standards.

14. The presently planned source of irrigation for the Community will either be an irrigation well, reclaimed water system, public or other non-public water source. Irrigation water from the well or the reclaimed water system is not for human consumption. Irrigation of lots within the Community from potable water sources is prohibited.

15. The Manatee County Land Development Code requires that the Community incorporate trees into its landscaping plan. Attached hereto as Schedule "A" is the plan of trees that will be planted throughout the Community.

16. The statements contained in this Notice to Buyers are only summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration or any contract between purchaser and the Developer.

17. Visibility Triangles must be maintained per 713 of the Land Development Code of Manatee County, Florida.

18. **RIGHT OF ENTRY For COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE**

The Manatee County Land Development Code, Ordinance 90-01, adopted on July 25, 1990 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 Nine of the Land Development Code (Subdivision Procedures and Standards, Section 909.5, and are hereby incorporated as part of the Declaration of Covenants, Conditions, and Restrictions for Copperstone "SUBDIVISION".

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 Community Common Areas or Easements as may be necessary to perform those duties.

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

III. Disturbance of Common Areas. No lands in the Common Open Space 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 Association or its successors fail to maintain the Common Area or Easement 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 or Easement for the purpose of maintaining same. The cost of such maintenance by the County shall be assessed pro-ratedly and such charges will be made payable by property owners within sixty (60) days after receipt of a statement therefore, and shall become a lien on the property if unpaid at the end of such period.

V. Notwithstanding any other provision of this Declaration, no violation of federal, state, or local law shall be permitted.

VI. Notwithstanding any other provision of this Declaration relating to amendments, neither this Article nor may any provision of this Declaration affecting this Article be amended without the written consent of Manatee County.

19. That certain Agreement for the Installation and Maintenance of Publicly Owned Facilities Underlying Privately Owned Lands, entered into by and between Manatee County, a political subdivision of the State of Florida, The Ryland Group, Inc., a Maryland corporation, and Copperstone Master Association, Inc., a Florida not-for-profit corporation, recorded _____, 20____ at Official Records Book _____, Page _____ of the public records of Manatee County, Florida.

Schedule "A" to Notice to Buyers

All lots within Copperstone shall be required to have one (1) street tree except for corner Lots which shall be required to have two (2) street trees. For purposes of this paragraph, the following trees are the only types of trees which are permitted to be planted in CS IIB Lots for purposes of meeting the requirements of this paragraph:

Botanical Name	Common Name
Acer rubrum	Red Maple
Magnolia grandiflora "Little Gem"	Little Gem Southern Magnolia
Eugenia foetida	Simpson Stopper
Ilex attenuata "Eagleston"	Eagleston Holly
Ilex attenuata "Savannah"	Savannah Holly
Ilex cassine	Dahoon Holly
Viburnum obovatum	Walter's Viburnum
Quercus virginiana Qvtia	Highrise Live Oak – a selection of live oak that has a smaller, uniform canopy.

EXHIBIT "F"

Ten Year Fiscal Projection

Copperstone Master Association, Inc.
Estimated Operating Budget
For the period: 2012-2021
622 Homes: 504 SF (136-65'; 368-55'); 118 TH

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SALES:										
Annual 55' Lot	17	30	36	36	38	36	31			
Cumulative 55'	161	191	227	263	301	337	368			
Annual 65' Lot	12	21	6	0	0	0	3			
Cumulative 65'	106	127	133	133	133	133	136			
Annual Town	7	20	0	0	0	0	0			
Cumulative Town	80	100	118	118	118	118	118			
INCOME:										
55' Lot	\$ 157,750.68	\$ 187,157.08	\$ 222,432.76	\$ 278,325.12	\$ 318,539.39	\$ 356,637.12	\$ 389,443.51	\$ 425,503.09	\$ 425,503.09	\$ 425,503.09
65' Lot	\$ 114,297.68	\$ 136,941.56	\$ 143,411.24	\$ 154,884.14	\$ 154,884.14	\$ 154,884.14	\$ 158,377.77	\$ 173,042.37	\$ 173,042.37	\$ 173,042.37
Town Lot	\$ 50,848.00	\$ 63,500.00	\$ 75,000.00	\$ 90,000.00	\$ 117,180.00	\$ 126,900.00	\$ 136,080.00	\$ 148,680.00	\$ 148,680.00	\$ 148,680.00
SF Annual General Lot	\$ 66,750.00	\$ 79,500.00	\$ 90,000.00	\$ 106,920.00	\$ 126,900.00	\$ 140,000.00	\$ 13,600.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Capital Contribution Fee - New	\$ 14,400.00	\$ 28,400.00	\$ 24,000.00	\$ 14,400.00	\$ 6,000.00	\$ 6,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Capital Contribution Fee - Resale	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Developer Subsidy	\$ 364,530.89	\$ 273,028.61	\$ 213,742.45	\$ 154,234.75	\$ 102,960.48	\$ 55,942.74	\$ 9,262.73	\$ -	\$ -	\$ -
TOTAL INCOME:	\$ 772,587.25	\$ 772,587.25	\$ 772,587.25	\$ 795,764.87	\$ 795,764.87	\$ 795,764.87	\$ 795,764.87	\$ 843,726.41	\$ 843,726.41	\$ 843,726.41
OPERATING EXPENSES:										
Grounds Maintenance -										
Mulch & Annuals	\$ 24,120.00	\$ 24,120.00	\$ 24,120.00	\$ 24,843.60	\$ 24,843.60	\$ 24,843.60	\$ 24,843.60	\$ 26,334.22	\$ 26,334.22	\$ 26,334.22
Landscape Replacement	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,300.00	\$ 10,300.00	\$ 10,300.00	\$ 10,300.00	\$ 10,918.00	\$ 10,918.00	\$ 10,918.00
Monument Wall Maintenance	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,310.16	\$ 1,310.16	\$ 1,310.16
Perimeter Wall Maintenance	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,275.40	\$ 3,275.40	\$ 3,275.40
**General Maintenance & Repair	\$ 16,400.00	\$ 16,400.00	\$ 16,400.00	\$ 16,892.00	\$ 16,892.00	\$ 16,892.00	\$ 16,892.00	\$ 17,905.52	\$ 17,905.52	\$ 17,905.52
Pressure Washing	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,275.40	\$ 3,275.40	\$ 3,275.40
**Landscape Maintenance	\$ 81,618.00	\$ 81,618.00	\$ 81,618.00	\$ 84,066.54	\$ 84,066.54	\$ 84,066.54	\$ 84,066.54	\$ 89,110.53	\$ 89,110.53	\$ 89,110.53
**Annual Nuisance Exotic Species Removal	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,545.00	\$ 1,545.00	\$ 1,545.00	\$ 1,545.00	\$ 1,637.70	\$ 1,637.70	\$ 1,637.70
Irrigation Repairs	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 22,660.00	\$ 22,660.00	\$ 22,660.00	\$ 22,660.00	\$ 24,019.60	\$ 24,019.60	\$ 24,019.60
**Entrance Gates	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,605.00	\$ 3,605.00	\$ 3,605.00	\$ 3,605.00	\$ 3,821.30	\$ 3,821.30	\$ 3,821.30
Fire Alarm Monitoring	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,545.00	\$ 1,545.00	\$ 1,545.00	\$ 1,545.00	\$ 1,637.70	\$ 1,637.70	\$ 1,637.70
Extermination	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,472.00	\$ 2,472.00	\$ 2,472.00	\$ 2,472.00	\$ 2,620.32	\$ 2,620.32	\$ 2,620.32
Subtotal Grounds Maintenance:	\$ 170,238.00	\$ 170,238.00	\$ 170,238.00	\$ 175,345.14	\$ 175,345.14	\$ 175,345.14	\$ 175,345.14	\$ 185,965.85	\$ 185,965.85	\$ 185,965.85
Utilities -										
**Electricity	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00	\$ 49,440.00	\$ 49,440.00	\$ 49,440.00	\$ 49,440.00	\$ 52,406.40	\$ 52,406.40	\$ 52,406.40
**Water & Sewer for the Clubhouse	\$ 7,300.00	\$ 7,300.00	\$ 7,300.00	\$ 7,519.00	\$ 7,519.00	\$ 7,519.00	\$ 7,519.00	\$ 7,970.14	\$ 7,970.14	\$ 7,970.14
Garbage	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,472.00	\$ 2,472.00	\$ 2,472.00	\$ 2,472.00	\$ 2,620.32	\$ 2,620.32	\$ 2,620.32
Cable / Internet	\$ 273,372.00	\$ 273,372.00	\$ 273,372.00	\$ 281,573.16	\$ 281,573.16	\$ 281,573.16	\$ 281,573.16	\$ 298,467.55	\$ 298,467.55	\$ 298,467.55
**Telephone	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,180.00	\$ 6,180.00	\$ 6,180.00	\$ 6,180.00	\$ 6,550.80	\$ 6,550.80	\$ 6,550.80
Subtotal Utilities:	\$ 337,072.00	\$ 337,072.00	\$ 337,072.00	\$ 347,184.16	\$ 347,184.16	\$ 347,184.16	\$ 347,184.16	\$ 368,015.21	\$ 368,015.21	\$ 368,015.21
Clubhouse/Amenities -										
Pool Operation	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,300.00	\$ 10,300.00	\$ 10,300.00	\$ 10,300.00	\$ 10,918.00	\$ 10,918.00	\$ 10,918.00
**Pool/Cabana Maintenance Phase II	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,326.00	\$ 4,326.00	\$ 4,326.00	\$ 4,326.00	\$ 4,585.56	\$ 4,585.56	\$ 4,585.56
Amenities - Repairs & Maintenance	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,120.00	\$ 4,120.00	\$ 4,120.00	\$ 4,120.00	\$ 4,367.20	\$ 4,367.20	\$ 4,367.20
**Clubhouse - Repairs & Maintenance	\$ 43,800.00	\$ 43,800.00	\$ 43,800.00	\$ 45,114.00	\$ 45,114.00	\$ 45,114.00	\$ 45,114.00	\$ 47,820.84	\$ 47,820.84	\$ 47,820.84
Janitorial - Clubhouse	\$ 9,900.00	\$ 9,900.00	\$ 9,900.00	\$ 10,197.00	\$ 10,197.00	\$ 10,197.00	\$ 10,197.00	\$ 10,808.82	\$ 10,808.82	\$ 10,808.82
Social Events	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,030.00	\$ 1,030.00	\$ 1,030.00	\$ 1,030.00	\$ 1,091.80	\$ 1,091.80	\$ 1,091.80
Scott Court Maintenance	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,575.00	\$ 2,575.00	\$ 2,575.00	\$ 2,575.00	\$ 2,729.50	\$ 2,729.50	\$ 2,729.50
Fire Alarm - Clubhouse	\$ 300.00	\$ 300.00	\$ 300.00	\$ 309.00	\$ 309.00	\$ 309.00	\$ 309.00	\$ 327.54	\$ 327.54	\$ 327.54
Supplies - Clubhouse	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,635.00	\$ 4,635.00	\$ 4,635.00	\$ 4,635.00	\$ 4,913.10	\$ 4,913.10	\$ 4,913.10
Payroll Expense - Clubhouse Staff	\$ 76,000.00	\$ 76,000.00	\$ 76,000.00	\$ 78,280.00	\$ 78,280.00	\$ 78,280.00	\$ 78,280.00	\$ 82,976.80	\$ 82,976.80	\$ 82,976.80
Miscellaneous - Clubhouse Staff	\$ 500.00	\$ 500.00	\$ 500.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 545.90	\$ 545.90	\$ 545.90
Holiday Decorations	\$ 156,700.00	\$ 156,700.00	\$ 156,700.00	\$ 161,401.00	\$ 161,401.00	\$ 161,401.00	\$ 161,401.00	\$ 171,085.06	\$ 171,085.06	\$ 171,085.06
Subtotal Clubhouse/Amenities:	\$ 156,700.00	\$ 156,700.00	\$ 156,700.00	\$ 161,401.00	\$ 161,401.00	\$ 161,401.00	\$ 161,401.00	\$ 171,085.06	\$ 171,085.06	\$ 171,085.06
General & Administrative -										
**Management & Accounting	\$ 44,976.00	\$ 44,976.00	\$ 44,976.00	\$ 46,325.28	\$ 46,325.28	\$ 46,325.28	\$ 46,325.28	\$ 49,104.80	\$ 49,104.80	\$ 49,104.80
Operations Manager	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,944.00	\$ 4,944.00	\$ 4,944.00	\$ 4,944.00	\$ 5,240.64	\$ 5,240.64	\$ 5,240.64
CPA & Tax Preparation Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,275.40	\$ 3,275.40	\$ 3,275.40
Legal Fees	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,150.00	\$ 5,150.00	\$ 5,150.00	\$ 5,150.00	\$ 5,459.00	\$ 5,459.00	\$ 5,459.00
Bank Charges	\$ 100.00	\$ 100.00	\$ 100.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 109.18	\$ 109.18	\$ 109.18
Postage	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,060.00	\$ 2,060.00	\$ 2,060.00	\$ 2,060.00	\$ 2,183.60	\$ 2,183.60	\$ 2,183.60
**Insurance	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,935.00	\$ 14,935.00	\$ 14,935.00	\$ 14,935.00	\$ 15,831.10	\$ 15,831.10	\$ 15,831.10
Insurance Finance Charge	\$ 150.00	\$ 150.00	\$ 150.00	\$ 154.50	\$ 154.50	\$ 154.50	\$ 154.50	\$ 163.77	\$ 163.77	\$ 163.77
Corporate Filing Fee	\$ 61.25	\$ 61.25	\$ 61.25	\$ 63.09	\$ 63.09	\$ 63.09	\$ 63.09	\$ 66.87	\$ 66.87	\$ 66.87
Office Expenses	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,090.00	\$ 3,275.40	\$ 3,275.40	\$ 3,275.40
Collection Fees	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,060.00	\$ 2,060.00	\$ 2,060.00	\$ 2,060.00	\$ 2,183.60	\$ 2,183.60	\$ 2,183.60
Printing & Reproduction	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,180.00	\$ 6,180.00	\$ 6,180.00	\$ 6,180.00	\$ 6,550.80	\$ 6,550.80	\$ 6,550.80
Other Taxes & Fees	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	\$ 2,781.00	\$ 2,781.00	\$ 2,781.00	\$ 2,781.00	\$ 2,947.86	\$ 2,947.86	\$ 2,947.86
Archiving/Storage	\$ 240.00	\$ 240.00	\$ 240.00	\$ 247.20	\$ 247.20	\$ 247.20	\$ 247.20	\$ 262.03	\$ 262.03	\$ 262.03
Bad Debt Expense	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,150.00	\$ 5,150.00	\$ 5,150.00	\$ 5,150.00	\$ 5,459.00	\$ 5,459.00	\$ 5,459.00
Abatement Expense	\$ 250.00	\$ 250.00	\$ 250.00	\$ 257.50	\$ 257.50	\$ 257.50	\$ 257.50	\$ 285.00	\$ 285.00	\$ 285.00
Subtotal Gen. & Admin.:	\$ 93,777.25	\$ 93,777.25	\$ 93,777.25	\$ 96,590.57	\$ 96,590.57	\$ 96,590.57	\$ 96,590.57	\$ 102,601.65	\$ 102,601.65	\$ 102,601.65
TOTAL OPERATING EXPENSES:	\$ 757,787.25	\$ 757,787.25	\$ 757,787.25	\$ 780,520.87	\$ 780,520.87	\$ 780,520.87	\$ 780,520.87	\$ 827,567.77	\$ 827,567.77	\$ 827,567.77

Exhibit F
2 of 4

Allocations to Reserves -												
Reserves - Interest	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Reserves - Deferred Maint.	\$	3,600.00	\$	3,600.00	\$	3,600.00	\$	3,708.00	\$	3,708.00	\$	3,930.48
Reserves - Pavement/Private Roads	\$	2,600.00	\$	2,600.00	\$	2,600.00	\$	2,678.00	\$	2,678.00	\$	2,838.68
Reserves - Clubhouse	\$	6,200.00	\$	6,200.00	\$	6,200.00	\$	6,386.00	\$	6,386.00	\$	6,769.16
Reserves - Gates	\$	2,400.00	\$	2,400.00	\$	2,400.00	\$	2,472.00	\$	2,472.00	\$	2,620.32
Reserves - Pools	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Reserves:	\$	14,800.00	\$	14,800.00	\$	14,800.00	\$	15,244.00	\$	15,244.00	\$	16,158.64

TOTAL EXPENSES: \$ 772,587.25 \$ 772,587.25 \$ 772,587.25 \$ 795,764.87 \$ 795,764.87 \$ 795,764.87 \$ 843,726.41 \$ 843,726.41 \$ 845,726.41

ALL ITEMS ** ARE PART OF THE SINGLE FAMILY GENERAL LOT ASSESSMENT.

**10 Year Budget
Copperstone Community Development District
General Fund
Fiscal Year 2012/2013**

Chart of Accounts Classification	Annual Budget for 2011/2012	Budget for 2012/2013	Budget for 2013/14	Budget for 2014/15	Budget for 2015/16	Budget for 2016/17	Budget for 2017/18	Budget for 2018/19	Budget for 2019/20	Budget for 2020/21	Budget for 2021/22
Other Financing Sources/Uses											
Balance Forward from Prior Year	7,222	0									
REVENUES											
11 Special Assessments											
12 Tax Roll	124,388	124,388	128,120	131,963	135,922	140,000	144,200	148,526	152,982	157,571	162,298
13 Off Roll	66,942	66,942	68,950	71,019	73,149	75,344	77,604	79,932	82,330	84,800	87,344
14 Interest Earnings											
15 Contributions From Private Sources											
16 Developer contributions	19,947	27,169	27,984	28,824	29,688	30,579	31,496	32,441	33,414	34,417	35,449
19 TOTAL REVENUES	218,499	218,499	225,054	231,806	238,760	245,923	253,300	260,899	268,726	276,788	285,092
20											
EXPENDITURES											
22 Administrative											
23 Legislative											
24 Financial & Administrative											
25 Administrative Services	5,880	5,880	6,056	6,238	6,425	6,618	6,817	7,021	7,232	7,449	7,672
26 District Management	21,840	21,840	22,495	23,170	23,865	24,581	25,319	26,078	26,860	27,666	28,496
27 District Engineer	3,000	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
28 Disclosure Report	1,500	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
29 Trustees Fees	3,500	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
30 Tax Collector/Property Appraiser Fees											
31 Financial Consulting Services	7,520	7,520	7,746	7,978	8,217	8,464	8,718	8,979	9,249	9,526	9,812
32 Accounting Services	11,550	11,550	11,897	12,253	12,621	13,000	13,390	13,791	14,205	14,631	15,070
33 Auditing Services	3,900	3,900	4,017	4,138	4,262	4,389	4,521	4,657	4,797	4,940	5,089
34 Arbitrage Rebate Calculation	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
35 Public Officials Liability Insurance	1,805	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
36 Legal Advertising	1,600	500	515	530	546	563	580	597	615	633	652
37 Bank Fees	200	200	206	212	219	225	232	239	246	253	261
38 Dues, Licenses & Fees	175	175	180	186	191	197	203	209	215	222	228
39 Miscellaneous Fees	250	250	258	265	273	281	290	299	307	317	326
40 Legal Counsel											
41 District Counsel	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
44 Administrative Subtotal	68,720	68,315	70,364	72,475	74,650	76,889	79,196	81,572	84,019	86,539	89,136
45											
46 Field Operations											
47 Electric Utility Services											
48 Utility Services	14,000	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267
49 Street Lights	6,500	6,500	6,695	6,896	7,103	7,316	7,535	7,761	7,994	8,234	8,481
50 Stormwater Control											
51 Fountain Service Repairs & Maintenance	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
52 Aquatic Contract	15,600	16,992	17,502	18,027	18,568	19,125	19,698	20,289	20,898	21,525	22,171
53 Lake/Pond Repair	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
54 Other Physical Environment											
55 Property & Casualty Insurance	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
56 General Liability Insurance	2,800	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
57 Landscape Maintenance	70,992	65,992	67,972	70,011	72,111	74,275	76,503	78,798	81,162	83,597	86,105
58 Landscape Replacement Plants, Shrubs,	0	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
59 Road & Street Facilities											
60 Street Light/Decorative Light Maintenance	2,500	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
61 Bridge Repair & Maintenance	15,687	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267
64 Field Operations Subtotal	139,079	139,484	143,669	147,979	152,418	156,990	161,700	166,551	171,548	176,694	
65											
66 Contingency											
67 Contingency											
68 Capital Reserve	4,200	4,200	4,326	4,456	4,589	4,727	4,869	5,015	5,165	5,320	5,480
69 Miscellaneous Contingency	6,500	6,500	6,695	6,896	7,103	7,316	7,535	7,761	7,994	8,234	8,481
70 Contingency Subtotal	10,700	10,700	11,021	11,352	11,692	12,043	12,404	12,776	13,160	13,554	13,961
71											
72 Contingency for TRIM notices											
73											
74 TOTAL EXPENDITURES	218,499	218,499	225,054	231,806	238,760	245,923	253,300	260,899	268,726	276,788	285,092
75											
78 EXCESS OF REVENUE OVER EXPENDITURE	0	0									

EXHIBIT "G"

Listing of Holdings

The following is a complete listing of all common open space and improvements of the COPPERSTONE MASTER ASSOCIATION, INC., a Florida corporation not-for-profit, as of the date of recording of the Declaration to which this Exhibit is attached. The organization has been established for the ownership and maintenance of all land, buildings, equipment, facilities, and other holdings as described in the Declaration to which this Exhibit is attached and below.

1. Tracts 1300, 1301, 1304, 1305, 1306, 1307, 1308, 1311, 1312, 1313, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1609, 1611, 1612, 1613 less and except the easterly 10 feet of Tract 1613, 1614, 1615, 1616 1617 1618, 1620, 1622, 1630 and 1632 consist of tracts reserved for the purpose of roadways for ingress and egress, sidewalks, common areas and utilities.
2. Tract 1600 shall contain a clubhouse and certain other amenities, as well as roadways.
3. Tracts 1302, 1303, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1523, 1608, 1610, 1619, 1621, 1623, 1625, 1627, 1628, 1629, and 1631 consist of drainage easement tracts, stormwater facilities, common area or private road right-of-way and shall be owned and maintained by the Copperstone Community Development District.

EXHIBIT H

MAINTENANCE PROGRAM
COPPERSTONE SUBDIVISION

The following describes the maintenance program to be followed by the Copperstone Master Association, Inc. (Association) and/or Copperstone Community Development District (“CDD”) to maintain the common elements and areas of the subdivision. These activities will be funded by assessments paid to the Association and CDD, as reflected in the Proposed Fiscal Program.

Common Areas outside Conservation and Preservation Easements: Common areas will be mowed monthly or weekly, as needed. Landscaping elements will be maintained on a monthly basis. Irrigation systems will be inspected monthly and repaired as needed. Common lighting elements will be repaired and replaced as needed.

Common areas within conservation and preservation areas. Areas subject to conservation easements will be examined quarterly for such maintenance as may be permitted or required based by the conservation easements.

Private Streets. The streets will be inspected annually by a professional engineer, and repairs conducted as needed.

Drainage facilities: The ponds, swales, and other private drainage facilities within the subdivision will be inspected quarterly and maintained as needed.

Recreational Amenities: The recreational amenities within the subdivision (including, but not limited to, the Clubhouse), will be mowed monthly or weekly, as needed. Landscaping elements will be maintained on a monthly basis. Irrigation systems will be inspected monthly and repaired as needed. Amenities, surfaces and fixtures will be inspected quarterly and maintained as needed.

Nuisance and Exotic Species Removal: The Project will be inspected annually for nuisance and exotic species and maintained as needed.

The CDD shall submit inspection reports in the form required by the Southwest Florida Water Management District for those drainage systems utilizing retention or wet detention, based on inspections that shall be performed two (2) years after operation is authorized and every two (2) years afterward.