

THIS INSTRUMENT PREPARED BY:
Charles Mann
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901

**SUPPLEMENTAL DECLARATION AND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR POLO RUN**

THIS SUPPLEMENTAL DECLARATION AND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLO RUN (the "Supplemental Declaration") is made this 1 day of July, 2019, by LENNAR HOMES, LLC, a Florida limited liability company, (hereinafter called the "Declarant").

WHEREAS, the Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Polo Run on February 10, 2017, in Official Records Instrument #201741012600, and as may have been subsequently amended and supplemented, of the Public Records of Manatee County, Florida (the "Declaration"); and

WHEREAS, Declarant is the fee simple owner and developer of the real property located in Manatee County, Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein ("Polo Run Phase IIC, IID & IIE, A Subdivision"); and

WHEREAS, pursuant to Section 17.10 of the Declaration, Declarant may in its sole discretion by an instrument filed of record, add property to the jurisdiction of the Declaration; and

WHEREAS, Declarant desires to add Polo Run Phase IIC, IID & IIE, A Subdivision to the jurisdiction of the Declaration; and

WHEREAS, pursuant to Section 17.10 of the Declaration, Declarant reserved the unilateral right to amend the Declaration so long as the Declarant holds any property for sale in the ordinary course of business within the Community; and

WHEREAS, Declarant holds property for sale in the ordinary course of business within the Community; and

WHEREAS, the Declarant further desires to amend the Declaration to update the Declaration related to compliance with the subdivision platting requirements as imposed by the Manatee County Land Development Code.

NOW THEREFORE, by virtue of Declarant's authority under the Declaration, the Declarant hereby declares and amends the Declaration as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference. All initially capitalized terms used and not otherwise defined have the meanings ascribed thereto in the Declaration.
2. Declarant confirms that all of the real property located in Manatee County, Florida, and more particularly described on Exhibit "A" attached hereto is contained within Polo Run Phase IIC, IID & IIE, A Subdivision, and is therefore subject to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration.
3. Each of the platted lots located on Polo Run Phase IIC, IID & IIE, A Subdivision shall be deemed a parcel under the Declaration.
4. Exhibit "E" to the Declaration, the Fiscal and Budgetary Information Respecting Polo Run Phase, Phase IA & IB, Subdivision ("Ten Year Fiscal Program") is hereby deleted in its entirety and replaced with the revised Ten Year Fiscal Program attached hereto and incorporated herein as Exhibit "B". The Ten Year Fiscal Program is provided in accordance with subdivision platting requirements as imposed by the Manatee County Land Development Code. The Ten Year Fiscal Program is based on a full build-out of Polo Run.
5. Exhibit "E" to the Declaration, the Ten Year Fiscal Program, is hereby amended to apply to and include Polo Run Phase IIC, IID & IIE, A Subdivision.
6. Attached to this Supplemental Declaration as Exhibit "C" is a proposed maintenance program outlining the maintenance of the Common Areas by the Association ("Maintenance Program") and which is provided in accordance with subdivision platting requirements as imposed by the Manatee County Land Development Code.
7. Attached to this Supplemental Declaration as Exhibit "D" is the Right of Entry and Compliance with Manatee County Development Code (the "Right of Entry") granting the right of entry to 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 Areas as may be necessary to perform those duties which is provided in accordance with subdivision platting requirements as imposed by the Manatee County Land Development Code.
8. Attached to this Supplemental Declaration as Exhibit "E" is a notice given to each buyer of a Lot in Polo Run Phase IIC, IID & IIE, A Subdivision ("Notice to Buyer") that is provided in accordance with subdivision platting requirements as imposed by the Manatee County Land Development Code.

9. Attached to this Supplemental Declaration as Exhibit “F” is a proposed list of all land, buildings, equipment, facilities and other holdings of Lakewood Ranch Stewardship District (“List of Holdings-District”) that is provided in accordance with subdivision platting requirements as imposed by the Manatee County Land Development Code.
10. Attached to this Supplemental Declaration as Exhibit “G” is a proposed list of all land, buildings, equipment, facilities and other holdings of the Association (“List of Holdings-Association”) that is provided in accordance with subdivision platting requirements as imposed by the Manatee County Land Development Code.
11. The additional documentation provided hereby and as stipulated by Chapter Nine of the Manatee County Land Development Code (Subdivision Procedures and Standards) Section 330, is attached as Exhibit “B,” Exhibit “C”, Exhibit “D”, Exhibit “E”, Exhibit “F” and Exhibit “G,” Ten Year Fiscal Program, Maintenance Program, the Right of Entry, Notice to Buyers, List of Holdings-District, and List of Holdings-Association, respectively. The attachment of the above referenced Exhibits is solely for the purposes of complying with Section 330 of the Manatee County Land Development Code. The terms of the herein referenced Exhibits in no way alter, add to, or supersede the provisions of this Declaration.

[Remainder of page intentionally left blank]

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

Witnesses:

Mary Thompson
Printed name: MARY THOMPSON

Jessica L. Chism
Printed name: Jessica L. Chism

Lennar Homes, LLC,
a Florida limited liability company

By: _____
Darin McMurray, Vice President

STATE OF FLORIDA)

COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 1 day of July, 2019, by Darin McMurray, as Vice President of **Lennar Homes, LLC**, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

Amy Renee Hofschneider
Notary Public
Amy Renee Hofschneider
Printed name of Notary Public

My Commission Expires: 11/29/22

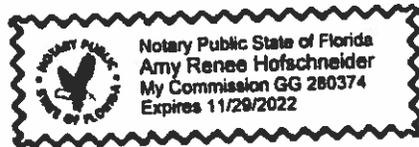


Exhibit "A"

DESCRIPTION OF POLO RUN PHASE IIC, IID & IIE

A PARCEL OF LAND LYING IN SECTIONS 24 & 25, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 S00°30'14"W, A DISTANCE OF 726.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70 (SECTION 13160-2506); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N69°55'38"W, A DISTANCE OF 1111.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N69°55'38"W, A DISTANCE OF 1227.63 FEET; THENCE N20°04'22"E, A DISTANCE OF 523.83 FEET; THENCE N48°35'14"E, A DISTANCE OF 147.86 FEET; THENCE N09°27'36"W, A DISTANCE OF 130.00 FEET; THENCE N20°31'50"W, A DISTANCE OF 51.03 FEET; THENCE N08°28'30"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N08°28'30"W, A DISTANCE OF 440.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°07'01", A DISTANCE OF 16.26 FEET TO THE POINT OF TANGENCY; THENCE N79°24'30"E, A DISTANCE OF 385.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71°15'08", A DISTANCE OF 429.04 FEET TO THE POINT OF TANGENCY; THENCE N08°09'22"E, A DISTANCE OF 125.96 FEET; THENCE S81°50'38"E, A DISTANCE OF 110.00 FEET; THENCE N08°09'22"E, A DISTANCE OF 347.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°00'05", A DISTANCE OF 166.78 FEET; THENCE S77°09'17"W, A DISTANCE OF 110.00 FEET; THENCE N65°24'21"W, A DISTANCE OF 400.80 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N61°09'01"W, A DISTANCE OF 455.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 61°09'08", A DISTANCE OF 485.63 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 137.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 110.00 FEET; THENCE N90°00'00"W, A DISTANCE OF 291.83 FEET; THENCE S00°00'00"E, A DISTANCE OF 110.00 FEET;

THENCE N90°00'00"W, A DISTANCE OF 255.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°49'43", A DISTANCE OF 87.59 FEET TO THE POINT OF TANGENCY; THENCE S37°10'17"W, A DISTANCE OF 248.89 FEET; THENCE S45°18'36"E, A DISTANCE OF 43.02 FEET; THENCE S44°41'24"W, A DISTANCE OF 59.81 FEET; THENCE N45°18'36"W, A DISTANCE OF 98.75 FEET TO A POINT ON THE EASTERLY LINE OF POLO RUN, PHASE IB RECORDED IN PLAT BOOK 61, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE OF POLO RUN, PHASE IB THE FOLLOWING NINE (9) COURSES: (1) N52°49'43"W, A DISTANCE OF 246.92 FEET; (2) N37°10'17"E, A DISTANCE OF 527.40 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N39°30'50"E, A DISTANCE OF 100.00 FEET; (3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°16'00", A DISTANCE OF 58.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET; (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°34'14", A DISTANCE OF 169.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET; (5) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°20'54", A DISTANCE OF 217.46 FEET TO THE POINT OF TANGENCY; (6) N13°33'29"E, A DISTANCE OF 161.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; (7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°18'09", A DISTANCE OF 115.72 FEET; (8) N08°14'06"W, A DISTANCE OF 322.06 FEET; (9) S81°45'54"W, A DISTANCE OF 102.83 FEET TO AN INTERSECTION WITH A EASTERLY LINE OF POLO RUN, PHASE IA RECORDED IN PLAT BOOK 61, PAGE 76 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE OF POLO RUN, PHASE IA THE FOLLOWING TWO (2) COURSES: (1) N08°14'06"W, A DISTANCE OF 316.84 FEET; (2) N09°16'10"E, A DISTANCE OF 570.68 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF LAKEWOOD NATIONAL GOLF CLUB, PHASE I RECORDED IN PLAT BOOK 61, PAGE 26 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE OF LAKEWOOD NATIONAL GOLF CLUB, PHASE I THE FOLLOWING FOUR (4) COURSES: (1) S71°14'11"E, A DISTANCE OF 828.48 FEET; (2) N79°56'50"E, A DISTANCE OF 484.51 FEET; (3) S67°13'18"E, A DISTANCE OF 599.28 FEET; (4) S89°23'31"E, A DISTANCE OF 724.00 FEET; THENCE S00°39'13"W, A DISTANCE OF 1460.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'32", A DISTANCE OF 1034.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2000.00

FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'10", A DISTANCE OF 423.63 FEET TO THE POINT OF TANGENCY; THENCE S08°16'35"W, A DISTANCE OF 112.40 FEET TO AN INTERSECTION WITH A NORTHERLY LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORD BOOK 2323, PG. 1565 IN SAID PUBLIC OF RECORDS; THENCE ALONG THE OUTLINE OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES: (1) N80°36'42"W, A DISTANCE OF 566.00 FEET; (2) S10°02'32"W, A DISTANCE OF 298.48 FEET; (3) S32°47'49"W, A DISTANCE OF 197.33 FEET; (4) S04°48'06"W, A DISTANCE OF 112.46 FEET; (5) S36°12'20"E, A DISTANCE OF 141.09 FEET; (6) S73°49'36"E, A DISTANCE OF 168.32 FEET; (7) S65°09'08"E, A DISTANCE OF 347.76 FEET; THENCE S20°05'03"W, A DISTANCE OF 130.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 140.14 ACRES, MORE OR LESS.

Exhibit “B”

(Fiscal Program)

**FISCAL AND BUDGETARY INFORMATION RESPECTING
POLO RUN**

LENNAR HOMES, LLC, a Florida limited liability company (“Developer”), is the Developer of **POLO RUN**.

Attached as Exhibit “1”, is the proposed fiscal program covering the period of 10 years, beginning 2019, by Polo Run Homeowner’s Association, Inc. The 10-year fiscal program is based on a full build-out of Polo Run.

The 10-year fiscal program is an estimate only, and the actual assessments and expenses may differ from the amounts shown on the attachment.

It is contemplated by the Developer that the operation and maintenance of some of the amenities may be the responsibility of the Lakewood Ranch Stewardship District (“District”). If the District assumes such responsibility it will impose taxes or assessments, or both taxes and assessments, on the property through a special taxing district. These taxes and assessments would pay for the construction, operation and maintenance of such amenities and would be set annually by the governing board of the District. If the District operates and maintains certain subdivision amenities the budget and fiscal program for Polo Run Homeowner’s Association, Inc., which are attached hereto, will be adjusted accordingly.

Exhibit "1"

Period of Operation	POLO RUN									
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Projected Income										
Maintenance Fees	1864	1966	2076	2197	2329	2473	2632	2805	2995	3203
Total Income	776808	817669	863604	913832	968770	1028890	1094710	1166806	1246797	1332370
PROJECTED EXPENSES										
Administrative Expenses										
Property Management/accounting	100000	100000	100000	100000	100000	100000	100000	100001	100002	100002
Legal Fees	5600	5800	6000	6200	6400	6600	6800	7000	7200	7400
Insurance	25000	25000	25000	25000	25000	25000	25000	25001	25002	25002
Real Estate Taxes	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Licenses/Fees	3500	3500	3500	3500	3500	3500	3500	3501	3502	3502
Office Expense	5450	5600	5750	5900	6050	6200	6350	6500	6650	6800
Postage	2000	2000	2000	2000	2000	2000	2000	2001	2002	2002
Sub-Total Administrative Expenses	141550	141900	142250	142600	142950	143300	143650	144004	144358	144708
Operating Expenses										
Common Grounds Maintenance (Excl GC)(ie. Landscape,Irrigation, etc)	332750	366025	402628	442890	487179	535897	589487	648436	713279	784607
Lake, Preserve, Flowage Easement	39930	43923	48315	53147	58462	64308	70738	77812	85594	94153
Nuisance/Exotic Plant Species Removal	16638	18301	20131	22145	24359	26795	29474	32422	35664	39230
Utilities-(Electric, Water, etc)	91000	93000	95000	97000	99000	101000	103000	105000	107000	109000
Other Administrative Expenses(cleaning/pest)	28040	28310	28580	28850	29120	29390	29660	29930	30200	30470
Road Maintenance	36500	37000	37500	38000	38500	39000	39500	40000	40500	41000
General Expenses	89200	89200	89200	89200	89200	89200	89200	89201	89202	89202
Sub-Total Operating Expenses	634058	675759	721354	771232	825820	885590	951060	1022801	1101439	1187662
Reserves										
Reserves (w/ contingency)	0	0	0	0	0	0	0	0	0	0
Sub-Total Reserves	0	0	0	0	0	0	0	0	0	0
Total Expenses and Reserves	776808	817669	863604	913832	968770	1028890	1094710	1166806	1246797	1332370

The above referenced costs are estimates only and are subject to change. This sample budget is intended to include many of the substantial costs to maintain areas within Polo Run Homeowners Association, Inc. However, some additional costs, not foreseen at the time of the recording of the plat, may not be included.

The yearly maintenance fee is based on the total maintenance fee per year divided by the number of units (based on 416 units).

Exhibit “C”

(Maintenance Program)

FOR POLO RUN PHASE IIC, IID & IIE, A SUBDIVISION

LENNAR HOMES, LLC, a Florida limited liability company (“Developer”), is the developer of **POLO RUN PHASE IIC, IID & IIE, A SUBDIVISION** as per the plat thereof that will be recorded in the Public Records of Manatee County, Florida.

It is anticipated that the budgetary information submitted for the first year (2019) indicates adequate funds for maintenance as well as operation of the subdivision facilities provided by Developer and designated in the proposed 2019 budget.

Certain improvements in the subdivision may be conveyed to the Lakewood Ranch Stewardship District either by plat or by separate instrument. If Lakewood Ranch Stewardship District assumes the maintenance responsibilities for certain improvements in the subdivision, the district may impose taxes or assessments, or both taxes and assessments, on the property within the subdivision through a special taxing district. These taxes and assessments would pay for the construction, operation, and maintenance costs of certain public facilities of the district and would be set annually by the governing board of the district.

All of the roads within the subdivision will also require periodic supervision, inspection, and maintenance.

Stormwater and drainage facilities will require periodic inspection. The inspection periods may vary in order to comply with Manatee County regulations, and in particular the Land Development Code.

Exotic nuisance plant species will require annual monitoring and maintenance.

A program complying in all respects with the requirements of the regulatory bodies of Manatee County and specifically its Land Development Code will be established with respect to all areas of the subdivision for which Developer, Declarant, the Polo Run Homeowner’s Association, Inc., or Lakewood Ranch Stewardship District has maintenance responsibility.

Exhibit "D"
(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 Nine of the Land Development Code (Subdivision Procedures and Standards, Section 330, and are hereby incorporated as part of the Declaration of Covenants, Conditions and Restrictions for Polo Run.

- 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 as may be necessary to perform those duties.
- II. Ownership of the Community Common Areas. Notwithstanding anything herein contained to the contrary, the 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 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 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 pro-rated 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. No Violation of Law. Notwithstanding any other provision of this Declaration, no violation of federal, state, or local law shall be permitted.
- VI. Amendment. Notwithstanding any other provision of this Declaration relating to amendments, neither this Article nor any provision of this Declaration affecting this Article may be amended without the written consent of Manatee County.

Exhibit "E"

(Notice to Buyers)

TO PURCHASERS OF LOTS IN POLO RUN PHASE IIC, IID & IIE, A SUBDIVISION, MANATEE COUNTY, FLORIDA.

LENNAR HOMES, LLC, a Florida limited liability company (the "Developer"), the developer of **POLO RUN PHASE IIC, IID & IIE, A SUBDIVISION** as per the plat thereof that will be recorded in the Public Records of Manatee County, Florida. The Developer hereby notifies purchasers of lots in the subdivision of the following:

1. The development and use of the lots and other property and improvements in the subdivision will be governed by this Declaration. Copies of the Declaration will be provided in conjunction with the purchase of a lot from the Developer.

2. Each lot owner in the subdivision will automatically be a member of the Polo Run Homeowner's Association, Inc. (the "Association") and will be entitled to one vote. Each member will be subject to the Association's articles of incorporation, bylaws, and regulations.

3. Each lot in the subdivision will be subject to Association Assessments in accordance with this Declaration. The Assessments will be used to pay the Association expenses, which will include all costs incurred by the Association for the management, maintenance, and administration of the subdivision in accordance with the terms of this Declaration. Certain areas within the subdivision may be designated as common areas pursuant to this Declaration. The common areas may include landscaping, open space areas, and roadways. A more specific description of the common areas is contained in the Declaration.

4. The Hurricane Evacuation Plan is approved by the Public Safety Department for this project. The applicant and their heirs, assigns, or transferees are hereby notified that a payment of an impact fee for emergency shelter facilities shall be required if such impact fee is adopted by the Board of County Commissioners.

5. There is the potential for noise association with State Road 70.

6. The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and have odors and noises associated with such uses.

7. This subdivision is located adjacent to rural, agricultural and/or natural resource land management areas. Smoke from open burning, odors, dust and noises associated with these existing land uses may occur on an ongoing basis. Potential buyers of properties in this area shall recognize the need for such land management activities

8. Utility easements, for the express purpose of accommodating surface and underground drainage and underground utilities, of five feet in width along all side and rear lot lines, and of ten feet in width along all front lot lines, are being reserved, as more specifically described in the plat of the subdivision.

9. The presently planned source of irrigation for the subdivision will be lakes or other nonpublic water sources. Such irrigation water is not for human consumption. The Code requires that all users of the irrigation system comply with all provisions of the Water Shortage Plan and the Water Shortage Emergency provisions. The Code further stipulates that the acceptance of water service constitutes the agreement of the user to comply with such provisions. The removal of littoral shelf vegetation from wet detention ponds is prohibited unless otherwise approved by the Southwest Florida Water Management District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding the authorized activities within the wet detention ponds shall be addressed to the District's Regulation Manager, Sarasota Service Office.

10. Manatee County and/or PDMU-98-08/12-S-02(P)/FSP-12-08 requires the following landscaping within the subdivision pursuant to Landscaping Local Residential Streets, Section 701.3.D (Supplement No. 16):

- (a) Prior to Certificate of Occupancy, one (1) canopy tree shall be planted within twenty-five (25) feet of the right-of-way of each local street within a residential development for every fifty (50) linear feet, or, substantial fraction thereof, of the right-of-way.
- (b) One or more canopy tree meeting the requirements of Section 701.4.B (see below) of the Manatee County Land Development Code for every fifty (50) linear feet, or substantial fraction thereof, of the right-of-way.
- (c) None of these required trees shall be planted within a public or private utility easement.
- (d) Existing native trees can be used to fulfill these requirements wherever they meet the spacing and size requirements of this paragraph.
- (e) Responsibility for installation and maintenance is the developer's until such lots are sold, when responsibility is transferred to the property owner. In the event a street tree dies or is removed, the owner of the lot is responsible to replace the tree within 30 days.

<u>Minimum Size at Planting</u>	<u>Canopy</u>
Height	10 feet
Caliper	2 ½ inches
Spread	4 feet

11. Portions of the Subdivision, lies in flood zones A and X as taken from Manatee County Flood Insurance Rate Map, Panel No. 12081C0365E, effective March 17, 2014.

Per the Federal Emergency Management Agency (FEMA) 44 CFR 60.3.c.2, AE zone shall have the lowest habitable finished floor elevated to or above BFE and the revised Manatee County Ordinance 13-39 lowest habitable finished floor must be at Base Flood Elevation plus a one (1) foot freeboard (Flood Protection Elevation). Simply put, the finished floor of the homes within the A zone must be one (1) foot higher than the BFE. The base flood elevations for Polo Run Phase IIC, IID & IIE, A Subdivision range from 39.33' - 42.36' NAVD 1988 based on the ICPR Stormwater report, reviewed and approved by Public Works/Stormwater and Building & Development Services/Floodplain.

If it is determined that the structure will lie within the flood zone A, a Floodplain Management Permit will be needed for submittal along with the building permit Application.

A sealed survey showing the FIRM panel number, flood zones, base flood elevation, all flood zone lines delineated, with existing and proposed grades of the lot must be submitted at the time of building permit application.

Please be informed that your home may lie within the floodplain, as they may be required to purchase flood insurance.

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

12. Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with Southwest Florida Water Management District.

13. For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required, including water-saving devices shall be required as mandated by the Florida Water Conservation Act. No individual groundwater wells may be constructed on a lot within the subdivision.

14. Certain areas within the subdivision may be subject to a conservation easement in favor of Manatee County. Pursuant to Section 706.8 unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within the boundaries of a conservation easement area:

- (a) construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground;
- (b) construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or other authorization;

- (c) dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials;
- (d) removal, mowing or trimming of trees, shrubs or other vegetation;
- (e) application of herbicides, pesticides or fertilizers;
- (f) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface;
- (g) surface use except for purposes that permit the land or water areas to remain in its natural condition;
- (h) any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation;
- (i) acts or uses detrimental to such retention of land or water areas;
- (j) conservation signage shall not be removed from the area of the conservation easement which is required by Section 706.8.D of the Manatee County Land Development Code;
- (k) witness monuments have been installed at the intersection of the conservation easement and individual lot lines; and
- (l) any questions regarding authorized activities within the conservation easements or wetland shall be addressed to the Natural Resource Department.

15. Section 1002. Visibility Triangles of the Land Development Code.

(a) 1002.1 Applicability. 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. 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, and obstruction planting, or parking, unless exempted by Section 1002.2 below. The area formed by the visibility triangle constitutes an important horizontal and vertical sight distance for vehicular traffic. Please see Section 1002.1 of the LDC for intersecting points and measurements required for corner lots, driveways and parking areas.

(b) 1002.3 Responsibility. It shall be the responsibility of the property owner to maintain the visibility triangle horizontal and vertical clearances at all times.

(c) 1002.4 Safety Hazards within the Visibility Triangle. Any safety hazard violation of the Visibility Triangle shall be subject to immediate removal, without prior notification to violator, by the Transportation Department, at the expense of the property owner.

16. Where a Lot is required by the approved construction plans to have a sidewalk, the lot owner shall be responsible for the installation and maintenance of such sidewalk. The sidewalk shall be constructed in the right-of-way or sidewalk easement as applicable. Sidewalks shall meet all requirements of the Manatee County Land Development Code and must be installed prior to the issuance of a Certificate of Occupancy.

17. The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration or any lot sales contract between a purchaser and the Developer.

Exhibit "G"

(List of Holdings-Association)

POLO RUN PHASE IIC, IID & IIE, A SUBDIVISION

The following is a list of proposed holdings of **POLO RUN HOMEOWNER'S ASSOCIATION, INC.**, a Florida Corporation, not for profit, consisting of lands within **POLO RUN PHASE IIC, IID & IIE, A SUBDIVISION**, and improvements thereon which are presently or will be under construction and are to be completed by the developer, Lennar Homes, LLC:

1. Tracts 100 through 107, inclusive, are "Open Space" Tracts, with responsibility for maintenance.
2. Tract 300 is a "Private Road/Drainage Easement/Public Utility Easement" Tract, with responsibility for maintenance.

It is contemplated that the Lakewood Ranch Stewardship District ("District") could take title to some of the Tracts and improvements thereon and use and maintain the same pursuant to restrictions applicable to Polo Run Phase IIC, IID & IIE, A Subdivision and the Land Development Code of Manatee County. It is further contemplated that, following completion of the above-described improvements, that the Association may take title to the above Tracts and the improvements thereon that are not conveyed to the District. The use and maintenance of such Association Tracts will be subject to the restrictions applicable to Polo Run Phase IIC, IID & IIE, A Subdivision, the Land Development Code of Manatee County, and the Declaration of Covenants, Conditions and Restrictions for Polo Run.