

THIS INSTRUMENT PREPARED WITHOUT OPINION
OF TITLE BY, AND AFTER RECORDING RETURN TO:

CHARLES A. B. THOMSON, ESQ.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 TAMiami TRAIL N., SUITE 300
NAPLES, FLORIDA 34103

SUPPLEMENTAL DECLARATION

THIS SUPPLEMENTAL DECLARATION is made this 24TH day of JANUARY, 2018,
by LAKE CLUB INVESTORS, LLC, a Florida limited liability company ("Declarant").

WITNESSETH:

A. Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Lake Club recorded in Official Records Book 2066, Page 5453, of the Public Records of Manatee County, Florida, as amended and supplemented from time to time (the "Declaration"). The capitalized terms used herein but not defined shall have the meanings given them in the Declaration.

B. Pursuant to Article II, Section 2 of the Declaration, Declarant may add additional Lots and/or Common Areas to The Properties from time to time by way of a Supplemental Declaration.

C. As evidenced by that certain Supplemental Declaration recorded on December 16, 2016 in O.R. Book 2652, Page 3086, Public Records of Manatee County, Florida, Declarant added to The Properties that certain real property located in Manatee County, Florida and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference ("Lake View Estates at The Lake Club").

D. Declarant wishes to designate certain Lots and Common Areas within Lake View Estates at The Lake Club, all as more particularly set forth herein.

NOW, THEREFORE, by virtue of Declarant's authority under the Declaration, it is hereby declared:

1. All lots located within Lake View Estates at The Lake Club, as may be designated by virtue of that certain Lake View Estates at The Lake Club Plat to be recorded simultaneously herewith in the Public Records of Manatee County, Florida ("Plat"), shall be Lots as defined in the Declaration.

2. The General Common Areas under the Declaration shall be supplemented to include all tracts, easements, and other portions of the Plat expressly dedicated and/or reserved to Lake Club Homeowners' Association, Inc., a Florida not-for-profit corporation ("Association"), including, without limitation, those certain tracts listed on Exhibit "B-1", attached hereto and incorporated herein by reference. The all tracts, easements, and other portions of the Plat listed on Exhibit "B-2", attached hereto and incorporated herein by reference, shall be dedicated and/or reserved to Lakewood Ranch Stewardship District.

3. The Budget attached hereto and incorporated herein by reference as Exhibit "C" to this Supplemental Declaration is the budget for year 2017 and is inclusive of Lake View Estates at The Lake Club. The budget attached as Exhibit "C" hereto includes an estimated 10-year Fiscal Program for Lake View Estates at The Lake Club.

4. The Maintenance Program under the Declaration is hereby supplemented to include the maintenance of Lake View Estates at The Lake Club, and shall be as set forth on **Exhibit "D"**, attached hereto and incorporated herein by reference.

5. Article XV, Section 4 of the Declaration provides that Component Neighborhoods may be designated in a Supplemental Declaration. Declarant desires to designate the Lots within Lake View Estates at The Lake Club as part of Component Neighborhood #7.

6. All of the aforesaid property is subject to the provisions contained within the Notice to Buyer attached hereto as **Exhibit "E"** and incorporated herein by reference.

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

WITNESSED BY:

LAKE CLUB INVESTORS, LLC, a Florida limited liability company, by its sole Member:


Print Name: **Suzanne L. Fugate**


Print Name: **Tamara Harris**

LWR Holdings, LLC, a Florida limited liability company, by its Manager:

Schroeder-Manatee Ranch, Inc., a Delaware corporation

By: 
Anthony J. Chiofalo, Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 2018, by Anthony J. Chiofalo Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the Manager of LWR Holdings, LLC, a Florida limited liability company, the sole Member of Lake Club Investors, LLC, a Florida limited liability company. Anthony J. Chiofalo is personally known to me.





Notary Public
Print Name: **Kathleen J. Horn**
Commission Exp.: _____
Commission No.: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF LAKE VIEW ESTATES AT THE LAKE CLUB

A tract of land lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commencing at the northwest corner of the plat of Lake Club, Phase II, recorded in Plat Book 53, Pages 1 through 27 of the Public Records of Manatee County, Florida, also being the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 92°38'22"; (the following sixteen (16) calls are along the westerly boundary line of said plat of Lake Club, Phase II): (1) thence southeasterly along the arc of said curve, a distance of 80.84 feet, said curve having a chord bearing and distance of S.47°19'07" E., 72.32 feet to the point of compound curvature of a curve to the right having a radius of 459.50 feet and a central angle of 08°51'01"; (2) thence southerly along the arc of said curve, a distance of 70.98 feet to the point of tangency of said curve; (3) thence S.07°51'05"W., a distance of 86.36 feet to the point of curvature of a curve to the right having a radius of 287.00 feet and a central angle of 24°31'26"; (4) thence southerly along the arc of said curve, a distance of 122.84 feet to the POINT OF BEGINNING, said point also being the point of reverse curvature of a curve to the left having a radius of 325.00 feet and a central angle of 98°35'07"; (5) thence southerly along the arc of said curve, a distance of 559.21 feet to the point of tangency of said curve; (6) thence S.66°08'59"E., a distance of 123.61 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°37'32" ; (7) thence southeasterly along the arc of said curve, a distance of 23.84 feet, to the point of reverse curvature of a curve to the left having a radius of 61.00 feet and a central angle of 66°54'50"; (8) thence southeasterly along the arc of said curve, a distance of 71.24 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°27'05"; (9) thence southeasterly along the arc of said curve, a distance of 23.76 feet to the end of said curve; (10) thence N.66°00'47"E. along a line radial to the previously described curve a distance of 50.00 feet; (11) thence S.79°07'12"E., a distance of 46.50 feet; (12) thence S.55°41'08"E., a distance of 437.43 feet; (13) thence S.21°54'54"W., a distance of 1,197.99 feet; (14) thence S.39°53'26"W., a distance of 304.63 feet; (15) thence S.00°00'00" E., a distance of 300.35 feet; (16) thence N.90°00'00" E., a distance of 227.60 feet to a point on the northerly boundary line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 2102, Page 4036 of the abovementioned Public Records; thence S.54°54'36"W. along said northerly boundary line, a distance of 292.35 feet; thence S.85°08'24"W. along said northerly boundary line and its westerly extension, a distance of 328.90 feet; thence S.00°00'00" E., a distance of 383.45 feet to the northerly right-of-way line of University Parkway, a 200.00-foot-wide public right-of-way as shown on the plat of Lake Club, Phase I recorded in Plat Book 47, Page 21 of said Public Records, also being the beginning of a non-tangent curve to the left, having a radius of 2,303.68 feet and a central angle of 04°05'05"; (the following two (2) calls are along said northerly right-of-way line): (1) thence westerly along the arc of said curve, a distance of 164.24 feet, said curve having a chord bearing and distance of S.74°24'32"W., 164.20 feet, to the point of tangency of said curve; (2) thence S.72°22'00"W., a distance of 1,335.86 feet; thence N.17°38'00"W., a distance of 559.49 feet; thence N.00°00'00" E., a distance of 505.45 feet to the point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of 58°33'01"; thence northwesterly along the arc of said curve and also partially along the northerly line of the plat of University Corners, Northeast Unit 1 as recorded in Plat Book 49, Page 101 of said Public Records, a distance of 510.95 feet to the point of tangency of said curve, also being a point on the southerly line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068 of said Public Records; (the following four (4) calls are along the southerly and easterly boundary lines of said

tract of land described in Official Records Book 1571, Page 4068): (1) thence S.58°33'01"E., a distance of 7.99 feet to the point of curvature of a curve to the left having a radius of 211.00 feet and a central angle of 31°25'31"; (2) thence easterly along the arc of said curve, a distance of 115.73 feet to the point of tangency of said curve; (3) thence S.89°58'32"E., a distance of 38.37 feet; (4) thence N.00°01'28"E., a distance of 391.85 feet to the northeast corner of said tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068; thence N.13°20'18"E., a distance of 867.80 feet to the southeast corner of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1928, Page 3248 of said Public Records; thence N.00°45'04"W. along the east line of said tract of land recorded in Official Records Book 1928, Page 3248, a distance of 146.69 feet; thence N.67°27'35"E., a distance of 1,818.10 feet to the POINT OF BEGINNING.

EXHIBIT "B-1"

GENERAL COMMON AREAS (ASSOCIATION)

The Tracts listed below are depicted on the Plat of Lake View Estates at The Lake Club to be recorded simultaneously with this Supplemental Declaration among the public records of Manatee County, Florida. In connection with transition of Declarant's control of the Association, the Tracts listed below will be conveyed to and held in ownership and maintained by the Association and, as such, shall be "General Common Areas":

Tract 300: Private Roadway, Drainage and Utility Easement, and Public Utility Easement.

Tracts 400, 401, 402, 403, 404, and 405: Common Area; Landscape, Drainage, and Utility Easement.

EXHIBIT "B-2"

MAINTENANCE COMMON AREAS (DISTRICT)

The Tracts listed below are depicted on the Plat of Lake View Estates at The Lake Club to be recorded simultaneously with this Supplemental Declaration among the public records of Manatee County, Florida. The Tracts and stormwater drainage lines listed below will be held in ownership and maintained by Lakewood Ranch Stewardship District. All persons are hereby notified that at all times the essential and primary purpose and use of all of the following areas is for stormwater drainage, retention and detention for The Properties; however, the District may enter into Agreements whereby the Association assumes maintenance responsibilities for such areas.

Tracts D500, D501, D502, and D503: Lake, Drainage, Utility and Landscape Maintenance Easement.

Tracts D600, D601, D602, D603, D604, and D605: Preservation Area and Drainage Easement.

EXHIBIT "C"

BUDGET

See attached page(s).

THE LAKE CLUB HOA PRO-FORMA - Excluding Matera & Anchorage
2017 Budget - Summary Schedule

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Units in Community	-	-	-	-	-	-	-	-	-	-
Total Units End Users	318	343	368	403	458	513	568	623	678	700
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
REVENUES	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
HOA Revenue Assessments	611,518	-	-	(174,900)	(549,600)	(615,600)	(681,600)	(373,800)	(203,400)	-
Club Operations Assessments	108,410	-	-	-	-	-	-	-	-	-
Club License Fee Assessments	234,400	-	-	174,900	549,600	615,600	681,600	373,800	203,400	-
Developer Contributions	-	-	-	-	-	-	-	-	-	-
Lot & Home Sale Fee	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Estoppel Fee	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
NEW Membership Fee (\$2,500)	-	62,500	62,500	87,500	137,500	137,500	137,500	137,500	137,500	55,000
Transponder Income	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Social Committee	-	-	-	-	-	-	-	-	-	-
Food & Beverage Revenue	-	46,010	253,220	473,800	571,200	588,336	605,986	624,166	642,891	662,177
Interest Income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL REVENUES	966,328	120,510	327,720	573,300	720,700	737,836	755,486	773,666	792,391	729,177
EXPENSES										
Property Management										
Property Management	163,700	163,700	66,240	72,540	82,440	92,340	102,240	112,140	122,040	126,000
Lakewood Ranch Community Activities	3,816	4,116	4,416	4,836	5,496	6,156	6,816	7,476	8,136	8,400
	167,516	167,816	70,656	77,376	87,936	98,496	109,056	119,616	130,176	134,400
HOA Operations										
Access Control - Main North & South Gate	282,500	282,500	296,625	311,456	327,029	343,381	360,550	378,577	397,506	417,381
Access Control - Phase III & IV	-	10,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Landscape Maintenance - Phase I & II	617,940	627,940	637,940	647,940	657,940	667,940	677,940	687,940	697,940	707,940
Landscape Maintenance - Phase III	-	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746
Landscape Maintenance - Phase IV	-	-	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000

Environmental Maintenance	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000	94,000
Environmental Maintenance - Phase III	-	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Environmental Maintenance - Phase IV	-	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Irrigation	358,622	358,622	369,381	369,381	380,462	380,462	391,876	391,876	403,633	403,633
Irrigation - Phase III	-	50,000	52,500	55,125	57,881	60,775	63,814	67,005	70,355	73,873
Irrigation - Phase IV	-	-	200,000	210,000	220,500	231,525	243,101	255,256	268,019	281,420
Gate Maintenance - Phase III & IV		10,500	39,750	41,738	43,824	46,016	48,316	50,732	53,269	55,932
Entry Monuments - Phase III & IV			15,500	16,275	17,089	17,943	18,840	19,782	20,771	21,810
Streetlight R&M - Phase III & IV		2,500	17,500	18,375	19,294	20,258	21,271	22,335	23,452	24,624
Lake Fountains - Phase III & IV		18,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549
Utilities	20,000	40,000	60,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Other Maintenance	87,000	100,000	125,000	125,000	150,000	150,000	150,000	150,000	150,000	150,000
Road reserves	70,000	70,000	70,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000
Bridge and gatehouse reserves	8,500	8,500	8,500	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Clubhouse Reserves	16,512	16,512	16,512	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Total HOA Operations	1,555,074	1,824,074	2,649,208	2,806,590	2,891,935	2,943,161	3,007,863	3,063,315	3,132,797	3,192,908
Club Operations										
HOA Staff Payroll & Burden	-	-	254,000	304,400	440,400	462,420	485,541	509,818	535,309	562,074
Clubhouse & Pool	168,900	173,500	185,000	195,000	205,000	211,150	217,485	224,009	230,729	237,651
Utilities-FPL-Clubhouse	31,000	50,000	60,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792
Insurance	45,000	45,000	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643
Pool Operations	35,000	40,000	45,000	50,000	51,500	53,045	54,636	56,275	57,964	59,703
Real Estate Property Taxes	55,000	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672
Deck, Gazebo, Tennis, Tot Lot	3,000	3,000	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448
Clubhouse Capital	-	-	-	-	-	-	-	-	-	-
Membership License Fee	234,400	-	-	-	-	-	-	-	-	-
Total Club Operations	572,300	366,500	670,650	741,650	894,917	930,572	967,738	1,006,481	1,046,872	1,088,984
Food & Beverage Operations										
Cost of Sales (Food & Beverage 50%)	-	23,005	126,610	236,900	285,600	294,168	302,993	312,083	321,445	331,089
Payroll & Burden	-	50,611	278,542	521,180	656,880	675,000	708,750	744,188	781,397	820,467
Kitchen Expenses	-	9,202	50,644	94,760	142,800	147,084	151,497	156,041	160,723	165,544
Other Expenses	-	-	-	-	-	-	-	-	-	-

Total Club Operations	-	82,818	455,796	852,840	1,085,280	1,116,252	1,163,240	1,212,312	1,263,565	1,317,100
Other Expenses										
HOA Insurance	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Accounting Services	35,000	35,000	-	-	-	-	-	-	-	-
Taxes	750	750	750	750	750	750	750	750	750	750
Audit	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Legal	500	500	500	500	500	500	500	500	500	500
Special mailings & printing	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
LWR Online Fees	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700
Miscellaneous	250	250	250	250	250	250	250	250	250	250
Total Other Expenses	48,800	48,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800	13,800
Lifestyle	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133	162,889
Credit for Services Not Installed	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	2,448,690	2,600,258	3,975,873	4,613,806	5,101,496	5,236,291	5,402,407	5,563,270	5,742,342	5,910,081

EXHIBIT "D"

MAINTENANCE PROGRAM

A proposed maintenance program has been established for the operation and care of Lake View Estates at The Lake Club. The following is a schedule for the inspection and maintenance of all lands, streets and facilities under the purview of Association and/or the District as expressly set forth on Exhibit "B-1" and Exhibit "B-2", and as shown and dedicated on the Lake View Estates at The Lake Club Plat:

- | | |
|------------|---|
| Weekly: | Roadways and Sidewalks <ul style="list-style-type: none">• Cleaning of debris• Inspection Lake Areas <ul style="list-style-type: none">• Inspect Area and Outfall Structures• Clean debris and litter as required• Mowing, edging, weeding and cleaning |
| Bi-Weekly: | Signage and Lighting <ul style="list-style-type: none">• Clean and/or repair as required |
| Monthly: | Tree and Landscape Service <ul style="list-style-type: none">• Pruning and shaping |
| Quarterly: | Lake Areas <ul style="list-style-type: none">• Remove nuisance weed species Wetlands and Mitigation Areas <ul style="list-style-type: none">• Inspect, clean and maintain• Remove nuisance weed species Tree and Landscape Service <ul style="list-style-type: none">• Fertilization• Replace Annuals• Pest control as required |
| Yearly: | Signage <ul style="list-style-type: none">• Painting as required Landscape Areas <ul style="list-style-type: none">• Fences and Walls<ul style="list-style-type: none">○ Inspect, repair and/or replace as required• Trees and Shrubbery<ul style="list-style-type: none">○ Replacement as required General Common Areas <ul style="list-style-type: none">• Environmental Monitoring• Wetland and Buffer Areas<ul style="list-style-type: none">○ Remove nuisance weed species |

NOTE: This Maintenance Program is subject to periodic review by the Association and the District

EXHIBIT "E"

NOTICE TO BUYER

To the purchaser of lots in Lake View Estates at The Lake Club, Manatee County, Florida.

You are hereby notified that the purchase of your lot is subject to:

1. The Declaration of Covenants for Lake Club, as amended or supplemented, a copy of which is provided upon execution of your contract to purchase.
2. Ownership of a lot in the Lake Club automatically makes you a member of the Lake Club Homeowners' Association.
3. Ownership of a Lot in the Lake Club automatically makes you a member of the Clubhouse Facility and subject to the Club Plan referenced in Article V of the Declaration.
4. Non-potable water shall be utilized for landscaping irrigation, and a separate color-coded irrigation system shall be installed. Residents are hereby notified that the water is not fit for human consumption.
5. Street Trees may not be removed unless diseased or dead, in which case, they must be replaced with the same size and type of tree originally planted on the Lot, all trees being 5" caliper. Any replacement Street Trees must be installed within the same general area within thirty (30) days of its removal or death. All Street Trees shall be maintained by the Association in accordance with the Declaration, including, without limitation proper root pruning to avoid interference of the tree roots with sidewalks, utilities, foundations of other improvements constructed on the Lots, due to the natural growth of the Street Trees. **No Certificates of Occupancy shall be issued without street trees installed.** In the event, the Association fails to maintain or replace the Street Trees, Developer shall have the right, but not the obligation, to maintain and replace the Street Trees and charge the Association an amount equal to one hundred and twenty percent (120%) of the cost incurred by the Developer.
6. All Lots within the Subdivision are required to have a five foot (5') wide concrete sidewalk four inches (4") thick (finish to match existing sidewalks) constructed in the right of way adjoining the Lot as the location as set forth in the County rules and regulations. **All Lot Owners are hereby notified that prior to a certificate of occupancy for the first Dwelling Unit or Structure built on each of the Lots, the Owner of such Lot shall construct the sidewalk for the entire length of the Lot adjacent to the right of way in the manner set forth above.**
7. Any areas designated on the Plat as "Preservation Areas" shall be in compliance with Chapter 706 of the Manatee Land Development Code. Unless permitted by the Land Development Code, the following acts and activities are expressly prohibited within the preservation areas (Tracts D600, D601, D602, D603, D604, and D605 as designated on the Plat) without the prior consent of Manatee County:
 - Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground.
 - Construction or placing of utilities on, below or above the ground without the appropriate local, state and/or federal permits or authorizations.
 - Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.

- Removal, mowing or trimming of trees, shrubs or other vegetation except for the removal of exotic vegetation, and land maintenance activities in uplands such as burning and roller chopping which do not eliminate native vegetation with or under the appropriate local, state and/or federal permits.
 - Application of herbicides, pesticides or fertilizers except to treat specific infestations or to provide specific nutrients to enhance vegetative establishment.
 - Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.
 - Surface use except for purpose that permit the land or water areas to remain in its natural condition.
 - Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Planting of vegetative material that is not native to the Southwest region of Florida.
8. THE LAKEWOOD RANCH STEWARDSHIP DISTRICT IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

The projected 10-year Fiscal Program of the District, which includes Lake View Estates at The Lake Club, is appended to the Association budget which is attached hereto as Exhibit "C". The programs are not based on actual prior operating figures and are not statements of guarantee of actual amount of assessment of either District. It is anticipated that the Fiscal Program will be expanded in scope, depending upon the rate of development, and computed under assumptions similar to those used in the initial Fiscal Program.

The operation and maintenance assessments reflect the costs of maintaining common areas not maintained by Lake Club Homeowners' Association including, but not limited to, landscaping, non-potable irrigation system use and repairs, potable and non-potable water facility maintenance, the storm drainage systems including lakes and wetlands, and signs. They also include administrative expenses. This amount is subject to change each year based on actual contracts and costs to the District. Until the budget is approved, the amounts listed in the table below are estimates:

<u>Property:</u>	<u>FY 2018 Operations and Maintenance Assessment (10/1/2017 – 9/30/2018):</u>
All Lots in Lake View Estates at The Lake Club	\$471.00

Operations and Maintenance Budgets for the District will be determined on an annual basis after duly published notice to Manatee County and the general public followed by adoption by the District Board of Supervisor at a duly noticed public hearing. The amount so determined will be assessed and collected in accordance with applicable laws and regulations.

9. "Surface Water Management System Facilities" shall include, but are not limited to: all inlets, ditches swales, culverts, water control structures, retention and detention areas, ponds lakes flood plain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas.
10. SWFWMD has the right to enforce the requirements set forth in the surface water management permit issued by SWFWMD for The Properties, Article XVI, Section 3 of the Declaration and elsewhere in the Declaration with respect to the Surface Water Management System for The Properties, pursuant to applicable provisions of the F.A.C. and the Florida Statutes. Any amendment of the Declaration that would affect the Surface Water Management System, including the water management portions of the Common Areas, must have the prior approval of SWFWMD.
11. Each Lot 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 the Southwest Florida Water Management District (SWFWMD).
12. The Lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD's Sarasota Service Office, Surface Water Regulation Manager.
13. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by SWFWMD. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds to SWFWMD's Surface Water Regulation Manager, Sarasota Service Office.
14. The Lot owners may not construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from SWFWMD's Sarasota Service Office, Sarasota Regulation Department.
15. The Lakewood Ranch Stewardship District, the operations and maintenance entity, shall submit inspection reports of the retention or wet detention systems, two years after the operation is authorized by SWFWMD, and every two years thereafter, to SWFWMD.
16. Project site lies within Flood Zone "X" and Flood Zone "A" as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Manatee County, Community Panel No. 120153 0345 E, effective date March 17, 2014.
17. Where lots are combined, the side lot line of the newly formed lot shall carry a 5 foot easement and the utility company shall be reimbursed for any and all costs of relocating existing facilities affected by the combining of said lots.
18. Visibility triangles, as indicated on the plat of Lake View Estates at The Lake Club, shall be maintained by the Lake Club Homeowners' Association.
19. Pursuant to Article XVI, Section 2(a), Right of Entry by Country, of the Declaration of

Covenants, Conditions, Restrictions and Easements for Lake Club ("Declaration") recorded in Official Record Book 2066, Page 5453, in the Public Records of Manatee County, Florida, Manatee County law enforcement officers, health and pollution control personnel, emergency medical service personnel, and fire fighters, while in the pursuit of their duties are granted authority to enter upon any and all portions of the common areas, including private streets and common driveways, permitting the enforcement of cleared emergency vehicle access.

20. In order to provide a clear view of intersecting streets and travel lanes to motorist, there shall be a triangular area of clear visibility on each and every corner. On every corner lot, at every driveway intersection with streets, and in parking areas, there shall be a visibility triangle clear of any structure, fence, obstruction, plantings, or parking, unless exempted by Section 1002 of the Manatee County Land Development Code. The area formed by the visibility triangle constitutes an important horizontal and vertical sight distance for vehicular traffic.
21. **THE FOREGOING STATEMENTS ARE ONLY SUMMARY IN NATURE AND SHALL NOT BE DEEMED TO SUPERSEDE OR MODIFY THE PROVISIONS OF THE DECLARATION, ANY DESIGN AND DEVELOPMENT MANUALS, OR LOT SALES CONTRACTS BETWEEN A PURCHASER AND THE DEVELOPER AND/OR A HOME BUILDER.**

THIS INSTRUMENT PREPARED WITHOUT OPINION
OF TITLE BY, AND AFTER RECORDING RETURN TO:

CHARLES A. B. THOMSON, ESQ.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 TAMMIAMI TRAIL N., SUITE 300
NAPLES, FLORIDA 34103

**MORTGAGEE JOINDER IN AND RATIFICATION OF
THE PLAT OF LAKE VIEW ESTATES AT THE LAKE CLUB**

The undersigned, Regions Bank, an Alabama banking corporation ("**Mortgagee**"), hereby certifies that it is the holder of that certain mortgage described as Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing from SD TLC Holdings, LLC, a Florida limited liability company ("**Mortgagor**"), to Mortgagee dated June 2, 2017, and recorded June 5, 2017 in Official Records Book 2677, Page 3183, of the Public Records of Manatee County, Florida, together with related loan documents (collectively, the "**Mortgage**"), upon all or a portion of that certain real property located in Manatee County, Florida, more particularly described on the plat of Lake View Estates at The Lake Club, as recorded in Plat Book ___ Pages ___ through ___, inclusive, Public Records of Manatee County, Florida ("**Property**").

For good and valuable consideration in hand paid by Mortgagor, receipt whereof is hereby acknowledged, Mortgagee hereby joins in and ratifies the plat of Lake View Estates at The Lake Club and all dedications and reservations thereon, and releases from the lien of the Mortgage all areas expressly dedicated to or reserved for the public on the plat of Lake View Estates at The Lake Club.

WITNESSES:

[Signature]
Print Name: SHARON TRACY
[Signature]
Print Name: TONYA REAVIS

MORTGAGEE:

REGIONS BANK,
an Alabama banking corporation

By: [Signature]
Print Name: Fred Behnke
Title: Sr. Vice President

STATE OF Florida }
 } ss.
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 24 day of JANUARY, 2018, by Fred Behnke as _____ of Regions Bank, an Alabama banking corporation, on behalf of the bank, who is [] personally known to me, or [] has produced _____ as identification.

[SEAL]



[Signature]
Notary Public
Print Name: TONYA REAVIS
Commission Expires: _____

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF
MANATEE, FLORIDA, THIS _____ DAY OF _____, 201____.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: Angelina Colonnese
Clerk of the Circuit Court

EXHIBIT "A"

LAKE VIEW ESTATES AT THE LAKE CLUB

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commencing at the northwest corner of the plat of Lake Club, Phase II, recorded in Plat Book 53, Pages 1 through 27 of the Public Records of Manatee County, Florida, also being the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 92°38'22"; (the following sixteen (16) calls are along the westerly boundary line of said plat of Lake Club, Phase II): (1) thence southeasterly along the arc of said curve, a distance of 80.84 feet, said curve having a chord bearing and distance of S.47°19'07"E., 72.32 feet to the point of compound curvature of a curve to the right having a radius of 459.50 feet and a central angle of 08°51'01"; (2) thence southerly along the arc of said curve, a distance of 70.98 feet to the point of tangency of said curve; (3) thence S.07°51'05"W., a distance of 86.36 feet to the point of curvature of a curve to the right having a radius of 287.00 feet and a central angle of 24°31'26"; (4) thence southerly along the arc of said curve, a distance of 122.84 feet to the POINT OF BEGINNING, said point also being the point of reverse curvature of a curve to the left having a radius of 325.00 feet and a central angle of 98°35'07"; (5) thence southerly along the arc of said curve, a distance of 559.21 feet to the point of tangency of said curve; (6) thence S.66°08'59"E., a distance of 123.61 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°37'32"; (7) thence southeasterly along the arc of said curve, a distance of 23.84 feet, to the point of reverse curvature of a curve to the left having a radius of 61.00 feet and a central angle of 66°54'50"; (8) thence southeasterly along the arc of said curve, a distance of 71.24 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°27'05"; (9) thence southeasterly along the arc of said curve, a distance of 23.76 feet to the end of said curve; (10) thence N.66°00'47"E. along a line radial to the previously described curve a distance of 50.00 feet; (11) thence S.79°07'12"E., a distance of 46.50 feet; (12) thence S.55°41'08"E., a distance of 437.43 feet; (13) thence S.21°54'54"W., a distance of 1,197.99 feet; (14) thence S.39°53'26"W., a distance of 304.63 feet; (15) thence S.00°00'00"E., a distance of 300.35 feet; (16) thence N.90°00'00"E., a distance of 227.60 feet to a point on the northerly boundary line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 2102, Page 4036 of the abovementioned Public Records; thence S.54°54'36"W. along said northerly boundary line, a distance of 292.35 feet; thence S.85°08'24"W. along said northerly boundary line and its westerly extension, a distance of 328.90 feet; thence S.00°00'00"E., a distance of 383.45 feet to the northerly right-of-way line of University Parkway, a 200.00-foot-wide public right-of-way as shown on the plat of Lake Club, Phase I recorded in Plat Book 47, Page 21 of said Public Records, also being the beginning of a non-tangent curve to the

left, having a radius of 2,303.68 feet and a central angle of $04^{\circ}05'05''$; (the following two (2) calls are along said northerly right-of-way line): (1) thence westerly along the arc of said curve, a distance of 164.24 feet, said curve having a chord bearing and distance of $S.74^{\circ}24'32''W.$, 164.20 feet, to the point of tangency of said curve; (2) thence $S.72^{\circ}22'00''W.$, a distance of 1,335.86 feet; thence $N.17^{\circ}38'00''W.$, a distance of 559.49 feet; thence $N.00^{\circ}00'00''E.$, a distance of 505.45 feet to the point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of $58^{\circ}33'01''$; thence northwesterly along the arc of said curve and also partially along the northerly line of the plat of University Corners, Northeast Unit 1 as recorded in Plat Book 49, Page 101 of said Public Records, a distance of 510.95 feet to the point of tangency of said curve, also being a point on the southerly line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068 of said Public Records; (the following four (4) calls are along the southerly and easterly boundary lines of said tract of land described in Official Records Book 1571, Page 4068): (1) thence $S.58^{\circ}33'01''E.$, a distance of 7.99 feet to the point of curvature of a curve to the left having a radius of 211.00 feet and a central angle of $31^{\circ}25'31''$; (2) thence easterly along the arc of said curve, a distance of 115.73 feet to the point of tangency of said curve; (3) thence $S.89^{\circ}58'32''E.$, a distance of 38.37 feet; (4) thence $N.00^{\circ}01'28''E.$, a distance of 391.85 feet to the northeast corner of said tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068; thence $N.13^{\circ}20'18''E.$, a distance of 867.80 feet to the southeast corner of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1928, Page 3248 of said Public Records; thence $N.00^{\circ}45'04''W.$ along the east line of said tract of land recorded in Official Records Book 1928, Page 3248, a distance of 146.69 feet; thence $N.67^{\circ}27'35''E.$, a distance of 1,818.10 feet to the POINT OF BEGINNING.

Said tract contains 6,070,296 square feet or 139.3548 acres, more or less.

**CONSENT TO SUBDIVISION PLAT AND
ALL DEDICATIONS AND RESERVATIONS THEREON**

LAKEWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended ("District") is the Owner and holder of that certain lien upon the property by virtue of Benefit Special Assessments in favor of Owner, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of **Lake View Estates at The Lake Club** and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

IN WITNESS WHEREOF, Owner has caused these presents to be executed by its duly authorized officer this 24th day of JANUARY, 2018.

ATTEST:

By: [Signature]
J. Scott Almand, Assistant Secretary

LAKEWOOD RANCH STEWARDSHIP
DISTRICT

By: [Signature]
Rex E. Jensen, Chairman

Address: 44400 Covenant Way
Lakewood Ranch, Florida 34202

(SEAL)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 2018, by Rex E. Jensen, as Chairman and J. Scott Almand, as Assistant Secretary, of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, who are personally known to me or have produced _____ as identification and did (did not) take an oath.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Kathleen J. Horn
My Commission Expires: _____
Commission Number: _____

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF
MANATEE, FLORIDA, THIS _____ DAY OF _____, 20____.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: Angelina Colonnese
Clerk of the Circuit Court

By: _____
Deputy Clerk

EXHIBIT "A"

LAKE VIEW ESTATES AT THE LAKE CLUB

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