

Prepared by and return to:
Christa L. Folkers, Esq.
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

**FIRST AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS
OF
UNIVERSITY GROVES ESTATES RESERVE**

THIS FIRST AMENDMENT is made this 8th day of August 2012 by UGLP LOTS, LLC, a Florida limited liability company ("Declarant").

RECITALS:

A. Declarant previously recorded an Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates Reserve recorded in Official Records Book 2413, page 3663, Public Records of Manatee County, Florida (the "Declaration").

B. The Declaration reserves unto Declarant the right to amend the Declaration, provided any such amendment reasonably conforms to the general purposes of the covenants and restrictions set forth in the Declaration.

C. Declarant desires to amend the Declaration with respect to certain matters as set forth herein.

NOW, THEREFORE, pursuant to the rights of Declarant reserved in Article 23 of the Declaration, Declarant hereby amends the Declaration as follows:

1. Article 1.15 of the Declaration is amended to read as follows:

1.15 "Canopy Tree" shall mean a tree belonging to one of the following species: Eagleston Holly, Dahoon Holly, or Walter's Viburnum.

2. Article 1.48 is added to the Declaration to read as follows:

1.48 "Notice to Buyers" shall mean the notice to buyers required by the Land Development Code for the Community, a copy of which is attached hereto as Exhibit "D."

3. Article 1.49 is added to the Declaration to read as follows:

1.49 "Maintenance Program" shall mean the maintenance program required by the Land Development Code for the Community that establishes a schedule for the inspection and maintenance of all lands, facilities and uses constituting Common Areas, a copy of which is attached hereto as Exhibit "E."

ACCEPTED IN OPEN SESSION

AUG 21 2012

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

4. Article 1.50 is added to the Declaration to read as follows:

1.50 "List of Holdings" shall mean the list of holdings required by the Land Development Code for the Community that lists the proposed holdings of the Association, a copy of which is attached hereto as Exhibit "F."

5. Article 1.51 is added to the Declaration to read as follows:

1.51 "Ten-Year Budget" shall mean the ten-year budget of the Association required by the Land Development Code for the Community, a copy of which is attached hereto as Exhibit "G."

6. Article 1.52 is added to the Declaration to read as follows:

1.52 "Right of Entry" shall mean the right of entry required by the Land Development Code for the Community, a copy of which is attached hereto as Exhibit "H."

7. Article 4.7.E is added to the Declaration to read as follows:

E. Tracts 501, 502, and 503. Tracts 501, 502, and 503 are comprised of open space areas and are hereby set aside by Declarant for the use, enjoyment, and benefit of Declarant and the Owners. As reflected on the Plat, Declarant has granted to Manatee County nonexclusive public drainage easements and a nonexclusive public utility easement over and across portions of these Tracts. Declarant or the Association may install such plants, landscaping, and Improvements as Declarant or the Association may deem appropriate for the open space character of these Tracts. The right of Declarant and the Association to install such additional plants, landscaping, and Improvements shall not be construed as an obligation to do so, and except as may be required by Manatee County, these Tracts may, in the discretion of Declarant and the Association, be left in an unimproved state.

8. The first sentence of Article 5.3.C(1) of the Declaration is amended to read as follows: "The number, size, and height of the Canopy Trees required for each Lot is set forth on Schedule 1 to the Notice to Buyers."

IN WITNESS WHEREOF, Declarant has caused this First Amendment to be executed in its name the day and year first above written.

WITNESSES:

Dawn Padova
Signature of Witness
Dawn Padova
Print Name of Witness

Evan Liss
Signature of Witness
Evan Liss
Print Name of Witness

UGLP LOTS, LLC

By: Vanguard Realtors, LLC, a Florida limited liability company, as its Manager

[Signature]
By: John R. Peshkin, as its Manager

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 8 day of August 2012 by John R. Peshkin, as Manager of Vanguard Realtors, LLC, a Florida limited liability company and Manager of UGLP LOTS, LLC, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Evan Liss

Notary Public

(Notary Seal)



EVAN LISS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE173218
Expires 2/26/2016

Evan Liss

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 2/26/2016.

1743433_2.docx

EXHIBIT "D"

NOTICE TO BUYERS

**TO PURCHASERS OF LOTS IN UNIVERSITY GROVES ESTATES RESERVE SUBDIVISION,
MANATEE COUNTY, FLORIDA.**

UGLP LOTS, LLC, a Florida limited liability company ("Declarant"), is the developer of **UNIVERSITY GROVES ESTATES RESERVE**, a subdivision as per the plat thereof that will be recorded in the Public Records of Manatee County, Florida. Declarant 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 the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates recorded in Official Records Book 2413, page 3663, Public Records of Manatee County, Florida, as amended (the "Declaration"). A copy of the Declaration will be provided in conjunction with the purchase of a lot from Declarant.

2. Each lot owner in the subdivision will automatically be a member of University Groves Estates Reserve Association, Inc., a Florida corporation not for profit (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 the provisions of the 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 the Declaration. Certain areas within the subdivision will be designated as Common Areas pursuant to the Declaration. The Common Areas will include landscaping, open space areas, recreational areas, and stormwater retention areas.

4. The budget shows the estimated assessments applicable to the subdivision for the applicable year indicated. The amount of the assessments is not guaranteed and may be increased by the Association as necessary to pay the association expenses.

5. 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.

6. Attached hereto as Schedule 1 is the Tree Schedule for University Groves Estates Reserve, which indicates the number of canopy trees to be planted by each homeowner prior to the issuance by Manatee County of a certificate of occupancy for a dwelling on the lot. Any replacement of required trees shall be done in accordance with applicable provisions of the Manatee County Land Development Code. Canopy trees shall be limited to the following species: Eggleston Holly, Dahoon Holly, and Walter's Viburnum.

7. Areas subject to a conservation easement on the plat of the subdivision are to be left undisturbed. Attached hereto as Schedule 2 is a copy of the recorded conservation

easement located adjacent to Lots 4 – 18 in the Community. Unless specifically authorized by the Manatee County Land Development Code, certain acts and activities, as further described in the conservation easement, are expressly prohibited within the boundaries of the conservation easement areas without the prior consent of Manatee County.

8. Each lot owner in the subdivision is encouraged to participate in the Florida Yards and Neighborhood Program. Additional information on such program may be obtained from the Declarant.

9. Each lot owner in the subdivision will be required to install a sidewalk on their lot in accordance with the requirements set forth in the Declaration prior to the issuance by Manatee County of a certificate of occupancy for a dwelling on the lot.

10. 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 Declarant.

SCHEDULE 1

**TREE REQUIREMENTS FOR
UNIVERSITY GROVES ESTATES RESERVE**

LOTS	2.5" Caliper
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	2
23	1
24	1
25	2
26	1
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	2
37 - 38	1
39 - 40	1
41 - 42	1
50 - 51	1

LOTS	2.5" Caliper
52 - 53	1
54 - 55	1
56 - 57	2
71 - 72	1
73 - 74	1
75 - 76	1
77 - 78	1
TOTAL	51

SCHEDULE 2

CONSERVATION EASEMENT

In consideration of the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable considerations the receipt of which is hereby acknowledged, **University Parkway Properties, LLC**, a Florida limited liability company, whose address is 2801 Fruitville Road, Suite 101, Sarasota, Florida 34237 ("Grantor"), as owner of the property described as follows:

Legal Description Attached as Exhibit A

on behalf of itself and its successors, heirs and assigns, grants and gives unto **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 ("Grantee"), a Conservation Easement pursuant to Florida Statutes §704.06 over the above-described property of the Grantor.

Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within the boundaries of this Conservation Easement without the prior consent of Grantee:

- 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 appropriate local, state and federal permits or other authorization.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing, or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides or fertilizers.
- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.
- Surface use except for purposes 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.

Dated this 25th day of September, 2006 in Manatee County, Florida.

ACCEPTED IN OPEN SESSION

OCT 23 2007

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

(Rev. Form No. 8423b:
Groves
Where Developer is a Corporation)

FOR: Townhouse Residences at University

WITNESSES:

[Signature]
Witness

MICHAEL HARRI
Type or Print Name

Sheri Fry
Witness

Sheri Fry
Type or Print Name

OR CORPORATE SEAL:

University Parkway Properties, LLC

BY: [Signature]
Signature

Robert R. Nelson
Type or Print Name

Managing Member
Title (If attorney-in-fact
Attach Power of Attorney)

2801 Fruitville Road, Suite 101

Postal Address

Sarasota, Florida 34237

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25th day of September 2006 by Robert R. Nelson, as Managing Member, (Title), on behalf of the corporation identified herein ~~and~~ and who is personally known to me or who has produced [Signature] and who is personally known to me or who has produced (Type of Identification) as identification.



[Signature]
Notary Public
Sheri Fry
Print Name of Notary

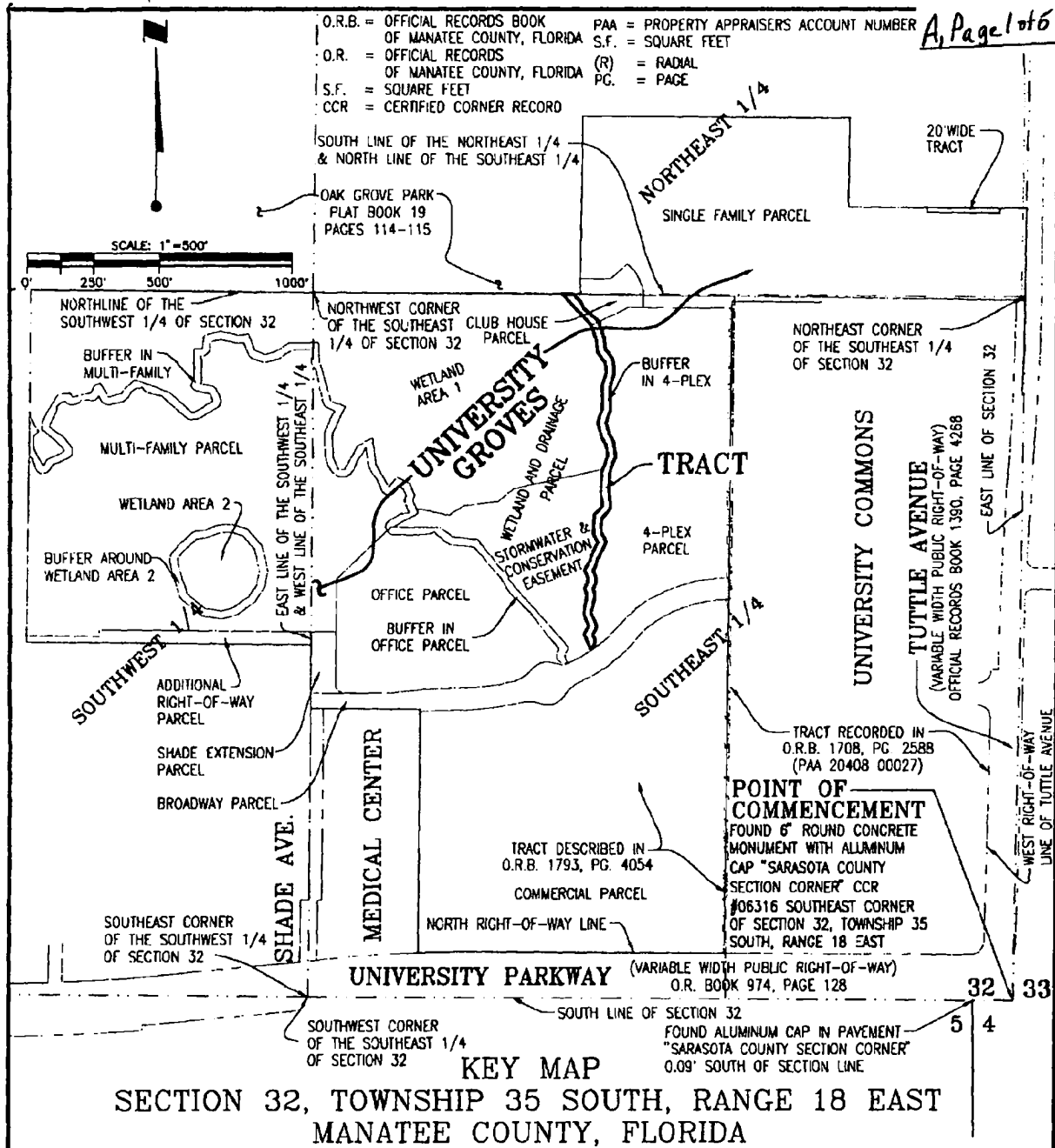
Approved and accepted for and on behalf of Manatee County, Florida, this 25th day of October, 2007

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: [Signature]
VICE - Chairman

ATTEST: R. B. Shore, Clerk of the Circuit Court
[Signature]
Deputy Clerk

A, Page 1 of 6



FOR: W.G. Mills, Inc.

Sep 27, 2006 - 10:01:49

This is NOT a Survey.

WilsonMiller

Planners Engineers Ecologists Surveyors Landscape Architects Transportation Consultants

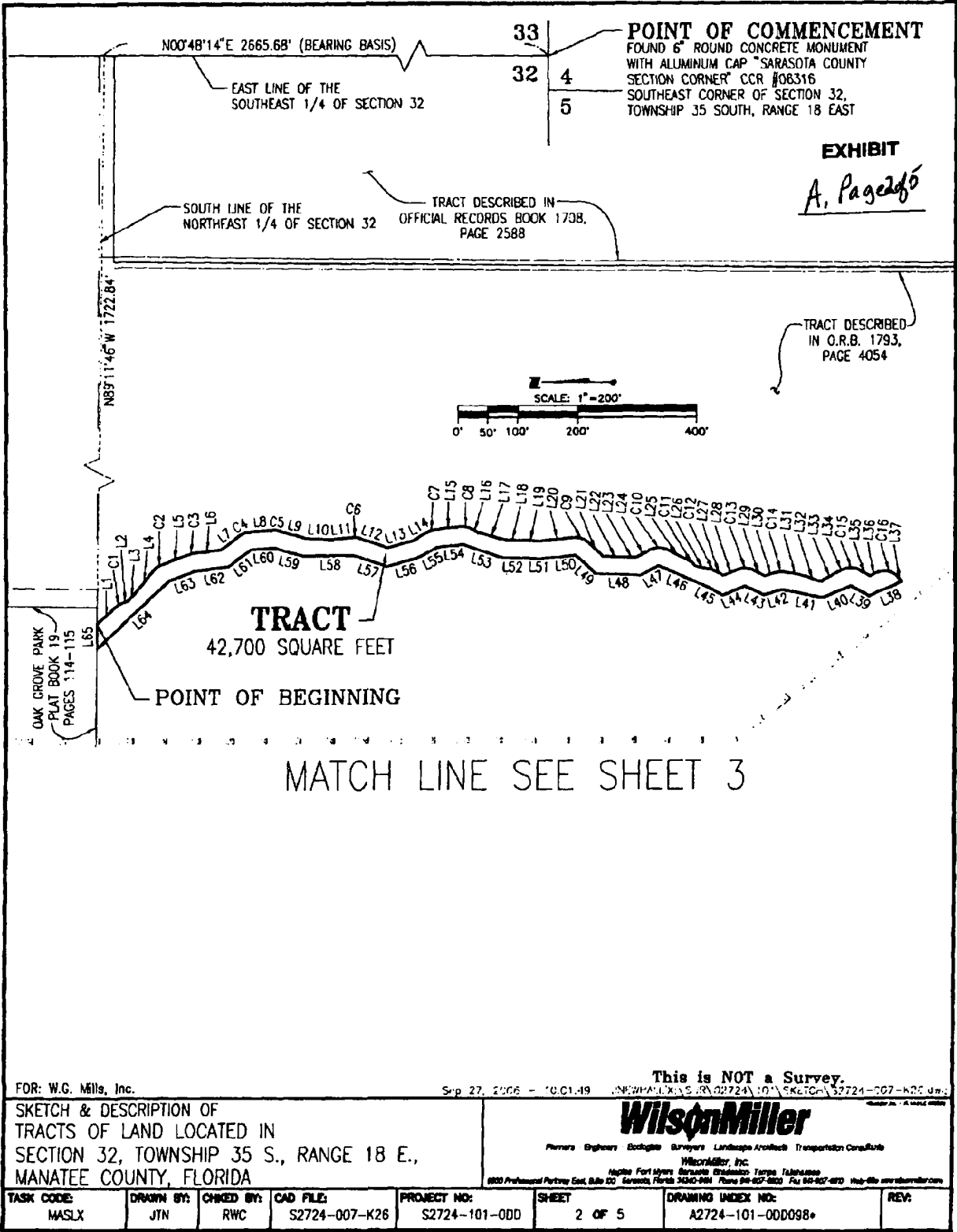
WilsonMiller, Inc.

Offices: Fort Myers Sarasota Bradenton Tampa Tallahassee

4820 Professional Parkway East, Suite 200 Sarasota, Florida 34240-6804 Phone 941-967-9800 Fax 941-967-9800 Web Site www.wilsonmiller.com

KEY MAP FOR UNIVERSITY GROVES
 SECTION 32, TOWNSHIP 35 S., RANGE 18 E.,
 MANATEE COUNTY, FLORIDA

TASK CODE: NASLX	DRAWN BY: JTN	CHECKED BY: RWC	CAD FILE: S2724-007-K26	PROJECT NO: S2724-101-00D	SHEET 1 OF 5	DRAWING INDEX NO: A2724-101-00D098*	REV:
---------------------	------------------	--------------------	----------------------------	------------------------------	-----------------	--	------



EXHIBIT

A. Page 3 of 6

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°11'58"E	41.75'
L2	S20°11'47"E	12.77'
L3	S48°44'39"E	14.23'
L4	S49°49'29"E	52.00'
L5	S21°02'02"E	49.04'
L6	S06°58'20"E	47.52'
L7	S37°02'49"E	39.79'
L8	S04°31'51"E	38.71'
L9	S15°35'43"W	47.72'
L10	S02°48'29"W	41.16'
L11	S05°31'05"E	36.16'
L12	S19°38'06"W	49.13'
L13	S15°38'07"E	44.42'
L14	S29°47'47"E	29.76'
L15	S06°33'49"E	42.73'
L16	S27°16'58"W	13.84'
L17	S15°35'30"W	47.44'
L18	S00°52'37"W	24.54'
L19	S01°55'06"W	35.73'
L20	S05°47'05"E	54.62'
L21	S42°03'51"W	35.47'
L22	S04°45'36"W	41.10'
L23	S02°25'24"E	14.10'
L24	S27°40'26"E	27.33'
L25	S25°42'15"W	40.43'
L26	S11°17'41"W	25.97'
L27	S28°00'21"W	15.75'
L28	S22°34'54"E	25.89'
L29	S25°08'21"W	23.54'
L30	S16°39'02"E	20.56'
L31	S11°34'26"W	34.36'
L32	S20°16'39"W	26.93'
L33	S29°04'10"E	35.49'
L34	S22°29'05"E	9.39'
L35	S30°05'18"W	20.17'
L36	S23°28'21"E	14.24'
L37	S52°42'14"W	7.38'
L38	N23°28'21"W	60.28'
L39	N30°05'18"E	35.31'
L40	N22°29'05"W	52.59'
L41	N11°34'26"E	68.92'
L42	N16°39'02"W	32.02'
L43	N25°08'21"E	34.99'
L44	N22°34'54"W	40.06'

LINE TABLE		
LINE	BEARING	LENGTH
L45	N28°00'21"E	29.93'
L46	N23°31'08"E	88.15'
L47	N27°40'26"W	34.05'
L48	N02°36'39"E	75.68'
L49	N42°03'51"E	45.60'
L50	N05°47'05"W	56.64'
L51	N01°55'06"E	37.47'
L52	N00°52'37"E	28.14'
L53	N18°21'27"E	71.03'
L54	N06°33'49"W	42.73'
L55	N29°47'47"W	33.49'
L56	N15°38'07"W	57.69'
L57	N19°38'06"E	58.67'
L58	N00°56'41"W	84.83'
L59	N15°35'43"E	51.08'
L60	N04°31'51"W	38.71'
L61	N37°02'49"W	47.85'
L62	N06°58'20"W	55.58'
L63	N21°02'02"W	49.04'
L64	N43°16'10"W	163.03'
L65	S89°38'22"E	41.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	30.00'	23°00'12"	12.04'	11.96'	S31°41'52"E
C2	30.00'	28°47'27"	15.07'	14.92'	S35°25'46"E
C3	30.00'	14°03'42"	7.36'	7.34'	S14°00'11"E
C4	30.00'	32°30'58"	17.03'	16.80'	S20°47'20"E
C5	30.00'	20°07'35"	10.54'	10.48'	S05°31'56"W
C6	30.00'	25°09'11"	13.17'	13.08'	S07°03'30"W
C7	30.00'	23°13'59"	12.16'	12.06'	S18°10'48"E
C8	30.00'	33°50'46"	17.72'	17.47'	S10°21'35"W
C9	30.00'	47°50'57"	25.05'	24.33'	S18°08'23"W
C10	30.00'	53°22'41"	27.95'	26.95'	S00°59'06"E
C11	30.00'	30°05'44"	15.76'	15.58'	S40°45'07"W
C12	30.00'	16°42'40"	8.75'	8.72'	S19°39'01"W
C13	30.00'	47°43'15"	24.99'	24.27'	S01°16'43"W
C14	30.00'	28°13'28"	14.78'	14.63'	S02°32'18"E
C15	30.00'	52°34'23"	27.53'	26.57'	S03°48'07"W
C16	30.00'	76°10'35"	39.89'	37.01'	S14°36'56"W

FOR: W.G. Mills, Inc.

Sec 27, 2006 - 10.6.10.9

This is NOT a Survey.



Planners - Engineers - Scientists - Surveyors - Landscape Architects - Transportation Consultants

Wilson Miller, Inc.

1009 Professional Parkway East, Suite 100, Sarasota, Florida 34236-6888 Phone 941-557-0022 Fax 941-557-0020 www.wilsonmiller.com

SKETCH & DESCRIPTION OF TRACTS OF LAND LOCATED IN SECTION 32, TOWNSHIP 35 S., RANGE 18 E., MANATEE COUNTY, FLORIDA

TASK CODE: MASLX	DRAWN BY: JTN	CHECKED BY: RWC	CAD FILE: S2724-007-K26	PROJECT NO: S2724-101-00D	SHEET: 3 OF 5	DRAWING INDEX NO: A2724-101-00D098+	REV:
------------------	---------------	-----------------	-------------------------	---------------------------	---------------	-------------------------------------	------

EXHIBIT

A, Page 4 of 5

DESCRIPTION (prepared by certifying surveyor):

A tract of land lying in Section 32, Township 35 South, Range 18 East, Manatee County, Florida and more particularly described as follows:

COMMENCE at a 6" round concrete monument with aluminum cap "Sarasota County Section Corner" CCR #06316, being the southeast corner of Section 32; thence N.00°48'14"E., along the east line of the southeast 1/4 of Section 32, a distance of 2,665.68 feet; thence N.89°11'46"W., a distance of 1,722.84 feet to the POINT OF BEGINNING, said point being a point on the south line of the Northeast 1/4 of Section 32, also being a point on the south line of Oak Grove Park as recorded in Plat Book 19, Pages 114 and 115 of the Public Records of Manatee County, Florida; thence S.43°11'58"E., a distance of 41.75 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 23°00'12"; thence southeasterly along the arc of said curve, an arc length of 12.04 feet to the point of tangency of said curve; thence S.20°11'47"E., a distance of 12.77 feet; thence S.48°44'39"E., a distance of 14.23 feet; thence S.49°49'29"E., a distance of 52.00 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 28°47'27"; thence southeasterly along the arc of said curve, an arc length of 15.07 feet to the end of said curve; thence S.21°02'02"E., a distance of 49.04 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 14°03'42"; thence southerly along the arc of said curve, an arc length of 7.36 feet to the end of said curve; thence S.06°58'20"E., a distance of 47.52 feet; thence S.37°02'49"E., a distance of 39.79 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 32°30'58"; thence southerly along the arc of said curve, an arc length of 17.03 feet to the end of said curve; thence S.04°31'51"E., a distance of 38.71 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 20°07'35"; thence southerly along the arc of said curve, an arc length of 10.54 feet to the end of said curve; thence S.15°35'43"W., a distance of 47.72 feet; thence S.02°48'29"W., a distance of 41.16 feet; thence S.05°31'05"E., a distance of 36.16 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 25°09'11"; thence southerly along the arc of said curve, an arc length of 13.17 feet to the end of said curve; thence S.19°38'06"W., a distance of 49.13 feet; thence S.15°38'07"E., a distance of 44.42 feet; thence S.29°47'47"E., a distance of 29.76 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 23°13'59"; thence southerly along the arc of said curve, an arc length of 12.16 feet to the end of said curve; thence S.06°33'49"E., a distance of 42.73 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 33°50'46"; thence southerly along the arc of said curve, an arc length of 17.72 feet to the end of said curve; thence S.27°16'58"W., a distance of 13.84 feet; thence S.15°35'30"W., a distance of 47.44 feet; thence S.00°52'37"W., a distance of 24.54 feet; thence S.01°55'06"W., a distance of 35.73 feet; thence S.05°47'05"E., a distance of 54.62 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 47°50'57"; thence southerly along the arc of said curve, an arc length of 25.05 feet to the end of said curve; thence S.42°03'51"W., a distance of 35.47 feet; thence S.04°45'36"W., a distance of 41.10 feet; thence S.02°25'24"E., a distance of 14.10 feet; thence S.27°40'26"E., a distance of 27.33 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 53°22'41"; thence southerly along the arc of said curve, an arc length of 27.95 feet to the end of said curve; thence S.25°42'15"W., a distance of 40.43 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 30°05'44"; thence southwesterly along the arc of said curve, an arc length of 15.76 feet to the end of said curve; thence S.11°17'41"W., along a line not tangent to the previously described curve, a distance of 25.97 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 16°42'40"; thence southerly along the arc of said curve, an arc length of 8.75 feet to the end of said curve; thence S.28°00'21"W., a distance of 15.75 feet; thence S.22°34'54"E., a distance of 25.89 feet to the point of

FOR: W.G. Mills, Inc.

SEP 27, 2008 10:02:22 J:\NEW\PAU\KX\SURV\02724\101\SKETCH\S2724-007-K26.dwg

This is NOT a Survey.

SKETCH & DESCRIPTION OF
TRACTS OF LAND LOCATED IN
SECTION 32, TOWNSHIP 35 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

Wilson Miller

Planners Engineers Ecologists Surveyors Landscape Architects Transportation Consultants

Wilson Miller, Inc.

Mobile Fort Myers Sarasota Bradenton Tampa Tallahassee

4800 Professional Parkway East, Suite 100 Bradenton, Florida 34203-6881 Phone 941-837-8800 Fax 941-837-8800 Web Site www.wilsonmiller.com

TASK CODE: MASLX	DRAWN BY: JTN	CHECKED BY: RWC	CAD FILE: S2724-007-K26	PROJECT NO: S2724-101-00D	SHEET 4 OF 5	DRAWING INDEX NO: A2724-101-00D098*	REV:
---------------------	------------------	--------------------	----------------------------	------------------------------	-----------------	--	------

BK 2232 PG 5266 Filed & Recorded 10/26/07 9:52:20 AM
R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. (7 of 7)

EXHIBIT

A, Page 5 of 6

curvature of a curve to the right having a radius of 30.00 feet and a central angle of 47°43'15"; thence southerly along the arc of said curve, an arc length of 24.99 feet to the end of said curve; thence S.25°08'21"W., a distance of 23.54 feet; thence S.16°39'02"E., a distance of 20.56 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 28°13'28"; thence southerly along the arc of said curve, an arc length of 14.78 feet to the end of said curve; thence S.11°34'26"W., a distance of 34.36 feet; thence S.20°16'39"W., a distance of 26.93 feet; thence S.29°04'10"E., a distance of 35.49 feet; thence S.22°29'05"E., a distance of 9.39 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 52°34'23"; thence southerly along the arc of said curve, an arc length of 27.53 feet to the end of said curve; thence S.30°05'18"W., a distance of 20.17 feet; thence S.23°28'21"E., a distance of 14.24 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 76°10'35"; thence southerly along the arc of said curve, an arc length of 39.89 feet to the end of said curve; thence S.52°42'14"W., a distance of 7.38 feet; thence N.23°28'21"W., a distance of 60.28 feet; thence N.30°05'18"E., a distance of 35.31 feet; thence N.22°29'05"W., a distance of 52.59 feet; thence N.11°34'26"E., a distance of 68.92 feet; thence N.16°39'02"W., a distance of 32.02 feet; thence N.25°08'21"E., a distance of 34.99 feet; thence N.22°34'54"W., a distance of 40.06 feet; thence N.28°00'21"E., a distance of 29.93 feet; thence N.23°31'08"E., a distance of 88.15 feet; thence N.27°40'26"W., a distance of 34.05 feet; thence N.02°36'39"E., a distance of 75.68 feet; thence N.42°03'51"E., a distance of 45.60 feet; thence N.05°47'05"W., a distance of 56.64 feet; thence N.01°55'06"E., a distance of 37.47 feet; thence N.00°52'37"E., a distance of 28.14 feet; thence N.18°21'27"E., a distance of 71.03 feet; thence N.06°33'49"W., a distance of 42.73 feet; thence N.29°47'47"W., a distance of 33.49 feet; thence N.15°38'07"W., a distance of 57.69 feet; thence N.19°38'06"E., a distance of 58.67 feet; thence N.00°56'41"W., a distance of 84.83 feet; thence N.15°35'43"E., a distance of 51.08 feet; thence N.04°31'51"W., a distance of 38.71 feet; thence N.37°02'49"W., a distance of 47.85 feet; thence N.06°58'20"W., a distance of 55.58 feet; thence N.21°02'02"W., a distance of 49.04 feet; thence N.43°16'10"W., a distance of 163.03 feet; thence S.89°38'22"E., a distance of 41.40 feet to the POINT OF BEGINNING.


Said tract contains 42,700 square feet or 0.9803 acres, more or less.

NOTES:

Bearings shown hereon are relative to the State Plane Coordinate System (Florida West Zone, 1983/90 Datum) with the East line of the Northeast 1/4 of Section 32, Township 35 South, Range 18 East having a bearing of N.00°48'14"E., and do not refer to the true meridian.

This is a sketch only and does not represent a field survey.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

By:  Date: 9/27/06
 Robert W. Coleman
 Professional Surveyor & Mapper; Florida License No. 5478

This is NOT a Survey.

FOR: W.G. Mills, Inc.

Sep 27, 2006 - 10:05:22 NEW-A.L.K.\SOP\02724\101\SKETCH\52724-007-K26.dwg

SKETCH & DESCRIPTION OF
 TRACTS OF LAND LOCATED IN
 SECTION 32, TOWNSHIP 35 S., RANGE 18 E.,
 MANATEE COUNTY, FLORIDA

WilsonMiller

Planners Engineers Estimators Surveyors Landscape Architects Transportation Consultants

WilsonMiller, Inc.

Mobile Fort Myers Sarasota Bradenton Tampa Tallahassee

8000 Professional Parkway East, Suite 00 Sarasota, Florida 34240-9884 Phone 941-907-8800 Fax 941-907-8800 Web-Site www.wilsonmiller.com

TASK CODE: MASLX	DRAWN BY: JTN	CHECKED BY: RWC	CAD FILE: S2724-007-K26	PROJECT NO: S2724-101-00D	SHEET 5 OF 5	DRAWING INDEX NO: A2724-101-00D098*	REV:
---------------------	------------------	--------------------	----------------------------	------------------------------	-----------------	--	------

EXHIBIT "E"

**MAINTENANCE PROGRAM
FOR UNIVERSITY GROVES ESTATES RESERVE**

UGLP Lots, LLC, a Florida limited liability company ("Declarant"), is the developer of **UNIVERSITY GROVES ESTATES RESERVE**, 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 2012 indicates adequate funds for maintenance as well as operation of the subdivision facilities provided by Declarant and designated in the proposed 2012 budget.

Subsequent years may require additional funds, which will be assessed and collected as required by the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates recorded in Official Records Book 2413, page 3663, Public Records of Manatee County, Florida, as amended, to which each lot is subject.

A maintenance program has been established for the operation of the subdivision facilities. The following is a schedule for the inspection and maintenance of all lands, facilities and uses constituting Common Areas under the purview of University Groves Estates Reserve Association, Inc., a Florida corporation not for profit, responsible for maintenance and operation of the Common Areas:

- Bi-Weekly: Landscape and lawn service of specific Common Areas.
- Quarterly: Tree and landscape services of specific Common Areas.
- Yearly: Repair and maintenance of signs; maintenance of trees and shrubbery; and removal of nuisance and exotic species.

EXHIBIT "F"

**LIST OF HOLDINGS
FOR UNIVERSITY GROVES ESTATES RESERVE**

The following is a list of proposed holdings of University Groves Estates Reserve Association, Inc., a Florida corporation not for profit (the "Association"), consisting of lands within **UNIVERSITY GROVES ESTATES RESERVE**, a subdivision, and improvements thereon which are presently under construction and are to be completed by UGLP Lots, LLC, a Florida limited liability company:

1. Tract 100: Open Space; Access Easement; Drainage Easement; Utility Easement; Landscape Easement; and Conservation Easement Areas.
2. Tract 101: Open Space; Access Easement; Drainage Easement; Utility Easement; Landscape Easement; and Lift Station Easement Areas.
3. Tract 102: Open Space Area; and Recreation Areas.
4. Tracts 400, 401, and 402: Open Space; and Stormwater Retention Areas.
5. Tracts 501, 502, and 503: Open Space; Drainage Easement; and Utility Easement Areas.

It is contemplated that the Association will, following completion of the above-described improvements, take title to the above Tracts and the improvements thereon and use and maintain the same pursuant to the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates recorded in Official Records Book 2413, page 3663, Public Records of Manatee County, Florida, as amended, and the Land Development Code of Manatee County.

EXHIBIT "G"
TEN-YEAR BUDGET
FOR UNIVERSITY GROVES ESTATES RESERVE

UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.										
TEN YEAR FISCAL PROGRAM										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
INCOME										
Assessment Income	\$ 89,111.75	\$ 96,312.72	\$ 99,202.10	\$ 102,178.17	\$ 105,243.51	\$ 108,400.82	\$ 111,652.84	\$ 115,002.43	\$ 118,452.50	\$ 122,006.08
Reserve Income	\$ 2,640.60	\$ 2,719.82	\$ 2,801.41	\$ 2,885.45	\$ 2,972.02	\$ 3,061.18	\$ 3,153.01	\$ 3,247.60	\$ 3,345.03	\$ 3,445.38
TOTAL INCOME	\$ 91,752.35	\$ 99,032.54	\$ 102,003.52	\$ 105,063.62	\$ 108,215.53	\$ 111,462.00	\$ 114,805.85	\$ 118,250.03	\$ 121,797.53	\$ 125,451.46
COMMON EXPENSES										
ADMINISTRATIVE EXPENSES:										
Annual Filing Fee	\$ 61.25	\$ 63.09	\$ 64.98	\$ 66.93	\$ 68.94	\$ 71.01	\$ 73.14	\$ 75.33	\$ 77.59	\$ 79.92
Insurance	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13	\$ 3,074.68	\$ 3,166.93	\$ 3,261.93
Legal Fees	\$ 250.00	\$ 257.50	\$ 265.23	\$ 273.18	\$ 281.38	\$ 289.82	\$ 298.51	\$ 307.47	\$ 316.69	\$ 326.19
Management Fees	\$ 8,100.00	\$ 8,713.80	\$ 8,975.21	\$ 9,244.47	\$ 9,521.80	\$ 9,807.46	\$ 10,101.68	\$ 10,404.73	\$ 10,716.87	\$ 11,038.38
Office Expense	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	\$ 1,092.73	\$ 1,125.51	\$ 1,159.27	\$ 1,194.05	\$ 1,229.87	\$ 1,266.77	\$ 1,304.77
Tax Preparation & Filing	\$ 175.00	\$ 180.25	\$ 185.66	\$ 191.23	\$ 196.96	\$ 202.87	\$ 208.96	\$ 215.23	\$ 221.68	\$ 228.34
CPA Annual Financial Reports	\$ 1,325.00	\$ 1,364.75	\$ 1,405.69	\$ 1,447.86	\$ 1,491.30	\$ 1,536.04	\$ 1,582.12	\$ 1,629.58	\$ 1,678.47	\$ 1,728.82
TOTAL ADMIN. EXPENSES	\$ 13,411.25	\$ 14,184.39	\$ 14,609.92	\$ 15,048.22	\$ 15,499.66	\$ 15,964.65	\$ 16,443.69	\$ 16,936.90	\$ 17,445.01	\$ 17,968.38
OPERATING EXPENSES:										
General Maintenance	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ 2,609.55
Landscape Maintenance - fert pest mow common area	\$ 7,000.00	\$ 7,210.00	\$ 7,426.30	\$ 7,649.09	\$ 7,878.56	\$ 8,114.92	\$ 8,358.37	\$ 8,609.12	\$ 8,867.39	\$ 9,133.41
Mulch common area	\$ 400.00	\$ 412.00	\$ 424.36	\$ 437.09	\$ 450.20	\$ 463.71	\$ 477.62	\$ 491.95	\$ 506.71	\$ 521.91
Irrigation System Maintenance		\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54
Lake Waterway and Preserve Maintenance	\$ 7,500.00	\$ 7,725.00	\$ 7,956.75	\$ 8,195.45	\$ 8,441.32	\$ 8,694.56	\$ 8,955.39	\$ 9,224.05	\$ 9,500.78	\$ 9,785.80
Nuisance and Exotic Removal	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ 2,251.02	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ 2,609.55
University Groves Wetlands Maint Assoc 20* Fee	\$ 760.00	\$ 782.80	\$ 806.28	\$ 830.47	\$ 855.39	\$ 881.05	\$ 907.48	\$ 934.70	\$ 962.75	\$ 991.63
University Groves Common Lake Maint Assoc 34* Fee	\$ 2,625.50	\$ 2,704.27	\$ 2,785.39	\$ 2,868.95	\$ 2,955.02	\$ 3,043.67	\$ 3,134.98	\$ 3,229.03	\$ 3,325.90	\$ 3,425.68
Electric for Irrigation System	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32
Street Light Rental Electric Usage (7 Lights)	\$ 2,100.00	\$ 2,163.00	\$ 2,227.89	\$ 2,294.73	\$ 2,363.57	\$ 2,434.48	\$ 2,507.51	\$ 2,582.74	\$ 2,660.22	\$ 2,740.02
Water Management Inspections	\$ 1,200.00	\$ 1,238.00	\$ 1,278.08	\$ 1,311.27	\$ 1,350.61	\$ 1,391.13	\$ 1,432.86	\$ 1,475.85	\$ 1,520.12	\$ 1,565.73
TOTAL OPERATING EXPENSES	\$ 28,685.60	\$ 31,443.07	\$ 32,388.36	\$ 33,357.95	\$ 34,358.69	\$ 35,389.45	\$ 36,451.13	\$ 37,544.66	\$ 38,671.00	\$ 39,831.13
SINGLE FAMILY HOMES PASS-THROUGH COSTS										
Landscape Maintenance	\$ 39,015.00	\$ 41,971.47	\$ 43,230.61	\$ 44,527.53	\$ 45,863.36	\$ 47,239.26	\$ 48,656.44	\$ 50,116.13	\$ 51,619.61	\$ 53,168.20
Mulch	\$ 5,400.00	\$ 5,809.20	\$ 5,983.48	\$ 6,162.98	\$ 6,347.87	\$ 6,538.31	\$ 6,734.45	\$ 6,936.49	\$ 7,144.58	\$ 7,358.92
Cable - Basic (not included)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 2,700.00	\$ 2,904.60	\$ 2,991.74	\$ 3,081.49	\$ 3,173.03	\$ 3,269.15	\$ 3,367.23	\$ 3,468.24	\$ 3,572.29	\$ 3,679.46
Total SFH Pass-Through Costs	\$ 47,115.00	\$ 50,685.27	\$ 52,205.83	\$ 53,772.00	\$ 55,386.16	\$ 57,048.72	\$ 58,758.12	\$ 60,520.86	\$ 62,336.49	\$ 64,206.58
TOTAL EXPENSES TO SINGLE FAMILY BEFORE RESERVES	\$ 89,111.75	\$ 96,312.72	\$ 99,202.10	\$ 102,178.17	\$ 105,243.51	\$ 108,400.82	\$ 111,652.84	\$ 115,002.43	\$ 118,452.60	\$ 122,006.08
RESERVES										
Single Family	\$ 2,640.60	\$ 2,719.82	\$ 2,801.41	\$ 2,885.45	\$ 2,972.02	\$ 3,061.18	\$ 3,153.01	\$ 3,247.60	\$ 3,345.03	\$ 3,445.38
TOTAL RESERVES	\$ 2,640.60	\$ 2,719.82	\$ 2,801.41	\$ 2,885.45	\$ 2,972.02	\$ 3,061.18	\$ 3,153.01	\$ 3,247.60	\$ 3,345.03	\$ 3,445.38
TOTAL ALLOCATED EXPENSES TO SINGLE FAMILY	\$ 91,752.35	\$ 99,032.54	\$ 102,003.52	\$ 105,063.62	\$ 108,215.53	\$ 111,462.00	\$ 114,805.85	\$ 118,250.03	\$ 121,797.53	\$ 125,451.46
TOTAL ALL EXPENSES	\$ 91,752.35	\$ 99,032.54	\$ 102,003.52	\$ 105,063.62	\$ 108,215.53	\$ 111,462.00	\$ 114,805.85	\$ 118,250.03	\$ 121,797.53	\$ 125,451.46
ESTIMATED EXCESS/(SHORTAGE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ASSESSABLE LOTS	45	47	47	47	47	47	47	47	47	47
ANNUAL ASSESSMENT PER LOT	\$ 2,038.94	\$ 2,107.08	\$ 2,170.29	\$ 2,236.40	\$ 2,302.46	\$ 2,371.53	\$ 2,442.68	\$ 2,515.96	\$ 2,591.44	\$ 2,669.18
MONTHLY ASSESSMENT PER LOT	\$ 169.91	\$ 175.59	\$ 180.86	\$ 186.28	\$ 191.87	\$ 197.63	\$ 203.56	\$ 209.66	\$ 215.95	\$ 222.43

EXHIBIT "H"

RIGHT OF ENTRY

and

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 UNIVERSITY GROVES ESTATES RESERVE.

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 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, 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-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 any provision of this Declaration affecting this Article may be amended without the written consent of Manatee County.
 - *The EXHIBIT label is used when this notice is referred to in the Covenants, Conditions, and Restrictions and attached to that document. If that's not the case, this notice must be separately notarized and recorded.*

Updated 12/27/99