

**THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:**

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**SUPPLEMENTAL DECLARATION NO. 2  
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VILLAS OF HARRISON RANCH HOMEOWNERS ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION NO. 2 TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS OF HARRISON RANCH HOMEOWNERS ASSOCIATION ("Supplement No. 2") is made as of the 15<sup>th</sup> day of August, 2016, by PULTE HOME CORPORATION, a Michigan corporation (the "Declarant").

**WITNESSETH:**

WHEREAS, Declarant has executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for the Villas of Harrison Ranch Homeowners Association recorded in Official Records Book 2137, Page 1680 of the Public Records of Manatee County, Florida, as heretofore amended and/or supplemented (together the "Declaration"); and

WHEREAS, Declarant recorded that certain Supplemental Declaration No. 1 to Declaration of Covenants, Conditions and Restrictions for the Villas of Harrison Ranch Homeowners Association in Official Records Book 2207, Page 2589 of the Public Records of Manatee County, Florida ("Supplement No. 1"), subjecting certain property located in Manatee County, Florida more particularly described on Exhibit "A" to Supplement No. 1 (the "Additional Property") to the Declaration; and

WHEREAS, Supplement No. 1 designated a portion of the Additional Property being more particularly described as Lots 1032 through 1113 (the "Original Lots") of HARRISON RANCH, PHASE IIA, according to the plat thereof, as recorded in Plat Book 51, Page 80, Public Records of Manatee County, Florida (the "Original Plat") as Villa Lots pursuant to the Declaration; and

WHEREAS, Declarant is replatting a portion of the Additional Property being more particularly described on Exhibit "A" attached hereto (the "Replat Property") pursuant to the Plat of HARRISON RANCH, PHASE IIA4 & IIA5, which is being recorded in the Public Records of Manatee County, Florida contemporaneously with this Supplement No. 2 (the "Replat"); and

WHEREAS, the Replat replats the Original Lots and portions of certain Limited Use Common Area tracts depicted and described in the Original Plat and Supplement No. 1 into (i) Lots 1 – 69, as depicted and described on the Replat (the "Replat Lots") and (ii) certain Limited Use Common Area tracts as depicted and described on the Replat; and

WHEREAS, Declarant, by execution and recordation of this Supplement No. 2, desires to designate the Replat Lots as Single Family Lots within the Villas Neighborhood and designate the Limited Use Common Areas described in the Replat pursuant to the Declaration; and

WHEREAS, Declarant, in this Supplement No. 2 further desires to provide an updated lot tree chart for the Replat Lots to replace the lot tree chart provided for the Original Lots attached as Schedule 1 to Supplement No. 1; and

WHEREAS, Declarant, in this Supplement No. 2, further desires to provide for a Supplemental Notice to Buyers to be provided to Buyers of Lots 12-17 & 21-26 of the Replat Lots in accordance with the requirements of Manatee County

NOW, THEREFORE, for and in consideration of these premises, the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant, with respect to the Replat Property only, supplements the Declaration as follows:

1. Incorporation of Recitals and Definitions. The recitals contained in this Supplement No. 2 are true and correct and incorporated herein by this reference as if fully set forth herein. Unless otherwise defined in this Supplement No. 2, capitalized terms used herein shall have the meanings and definitions set forth in the Declaration.

2. Confirmation of Submission of Replat Property to Declaration. The Replat Property was submitted to the Declaration pursuant to Supplement No. 1. To avoid any doubt as to this issue, pursuant to the rights reserved to Declarant under Sections 8.1, 8.2 and 8.4 of the Subdivision Declaration, Declarant hereby submits the Replat Property as property that is subject to the Declaration and further declares that the Replat Property is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, limitations, terms, obligations, charges and liens set forth in the Declaration.

3. Designation of Single Family Lots. The Replat Lots, being Lots 1 through 69 as set forth in the Replat, are hereby designated as Single Family Lots within the Villas Neighborhood pursuant to the Declaration.

4. Designation of Limited Use Common Areas. Tracts ROW (a "Private Road"), C1, C2, D1, D2, D3, E1, G and H as set forth in the Replat are hereby designated as Limited Use Common Areas for the exclusive use and enjoyment of the Owners of Lots subject to the Declaration and within the Villas Neighborhood. Such Limited Use Common Areas will be maintained by the Villas Association, with all costs and expenses of such maintenance, and as otherwise incurred with respect to such Limited Use Common Areas, being Villas Common Expenses to be funded by assessments levied by the Villas Association against the Lots subject to the Declaration. The Private Road may have a gated or other limited access feature associated with it, either as installed by Declarant or by the Villas Association pursuant to the Declaration.

All costs associated with the installation of any gated or other limited access feature by the Villa Association will be a Villas Common Expense.

5. Designation of Tracts Dedicated to the Harrison Ranch Community Development District. Tracts CE5, CE6, DE5 and DE6 of the Replat have previously been dedicated to the Harrison Ranch Community Development District (the "CDD") in the Original Plat and are also being dedicated to the CDD in the Replat.

6. Updated Tree Chart. Supplement No. 1 included as Schedule 1, a lot tree chart setting forth trees to be planted on the Original Lots. A revised lot tree chart setting forth trees to be planted on the Replat Lots is attached to this Supplement No. 2 as Schedule 1-A.

7. Supplemental Declaration Regarding Flood Plain Disclosure. Attached as Exhibit "B" to this Supplement No. 2 is a Supplemental Notice to Buyers to be provided to purchasers of Lots 12-17 & 21-26 of the Replat. In addition to the Notice to Buyer to be provided pursuant to Section 9.4 of the Declaration and attached as Exhibit "G" to the Declaration, a Supplemental Notice to Buyer in the form attached as Exhibit "B" to this Supplement No. 2 (the "Supplemental Notice to Buyer") shall be provided by the Declarant or any Owner of Lots 12-17 & 21-26 to any prospective purchaser of such Lots prior to close of escrow.

8. No Further Amendment and Binding Effect Except as hereby amended and modified, the Declaration shall remain in full force and effect. This Supplement No. 2 shall be binding upon and inure to the benefit of Declarant and all Lots, Common Areas, Limited Common Areas and Owners subject to the terms and conditions of the Declaration, including, without limitation the Replat Property and the Replat Lots.

IN WITNESS WHEREOF, Declarant has caused this Supplement No. 2 to be executed in manner and form sufficient to bind it as of the day and year first above written.

**"DECLARANT"**

PULTE HOME CORPORATION, a Michigan corporation

By: 

Name. Bob Dahler

Its: Pulte - Div of U

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2016, by Rob Barber, as Director of Land of Pulte Home Corporation, a Michigan corporation, on behalf of the corporation who  is personally known to me or  produced \_\_\_\_\_ as identification.

Debora Lynn Hudrik  
Notary Public  
Printed Name: Debora Lynn Hudrik  
Commission No. FF 034609  
My Commission Expires: 11-09-17



DEBORA LYNN HUDRIK  
MY COMMISSION # FF 034609  
EXPIRES: November 9, 2017  
Bonded Thru Budget Notary Services

**EXHIBIT LIST**

- A. Replat Property
- B Supplemental Notice
- Schedule 1-A Lot Tree Chart

EXHIBIT "A"

Replat Property

LOTS 1032 THROUGH 1113, TRACTS ROW, G, H, I, CE5 AND CE6 AND A PORTION OF TRACTS C, D AND DE2 OF HARRISON RANCH, PHASE IIA, A SUBDIVISION IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 80, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PUBLIC RIGHT OF WAY OF 48th STREET EAST OF SAID HARRISON RANCH, PHASE IIA; THENCE N  $57^{\circ}32'00''$  W, ALONG THE NORTHEAST LINE OF SAID 48th STREET EAST, A DISTANCE OF 84.00 FEET; THENCE N  $32^{\circ}28'00''$  E, A DISTANCE OF 60.72 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $61^{\circ}10'06''$ , A DISTANCE OF 26.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $28^{\circ}42'06''$ , A DISTANCE OF 50.09 FEET TO THE POINT OF TANGENCY; THENCE N  $00^{\circ}00'00''$  E, A DISTANCE OF 133.93 FEET; THENCE N  $84^{\circ}02'00''$  W, A DISTANCE OF 117.02 FEET; THENCE N  $39^{\circ}00'00''$  W, A DISTANCE OF 7.95 FEET; THENCE N  $52^{\circ}40'00''$  W, A DISTANCE OF 26.24 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S  $86^{\circ}50'56''$  E, AT A DISTANCE OF 493.00 FEET; THENCE NORTHEASTERLY ALONG THE OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $67^{\circ}20'56''$ , A DISTANCE OF 579.50 FEET; THENCE N  $69^{\circ}50'51''$  E, A DISTANCE OF 169.63 FEET TO A POINT ON THE ARC ON A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S  $20^{\circ}48'18''$  E, AT A DISTANCE OF 446.61 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $57^{\circ}58'15''$ , A DISTANCE OF 451.87 FEET; THENCE S  $32^{\circ}26'41''$  W, A DISTANCE OF 150.17 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S  $40^{\circ}12'55''$  W, AT A DISTANCE OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $42^{\circ}59'48''$ , A DISTANCE OF 225.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $83^{\circ}32'43''$ , A DISTANCE OF 36.45 FEET TO THE POINT OF TANGENCY; THENCE N  $89^{\circ}40'00''$  E, A DISTANCE OF 201.15 FEET; THENCE N  $00^{\circ}19'42''$  W, A DISTANCE OF 99.88 FEET; THENCE N  $46^{\circ}20'00''$  E, A DISTANCE OF 29.33 FEET; THENCE N  $89^{\circ}40'00''$  E, A DISTANCE OF 88.55 FEET; THENCE N  $06^{\circ}10'00''$  E, A DISTANCE OF 223.97 FEET; THENCE N  $31^{\circ}58'29''$  W, A DISTANCE OF 132.54 FEET; THENCE N  $02^{\circ}30'00''$  E, A DISTANCE OF 152.28 FEET; THENCE N  $77^{\circ}43'00''$  E, A DISTANCE OF 12.09 FEET; THENCE S  $87^{\circ}30'00''$  E, A DISTANCE OF 79.74 FEET TO A POINT ON THE ARC OF CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S  $42^{\circ}01'59''$  E, AT A DISTANCE OF 183.00 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG

THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $116^{\circ}32'49''$ , A DISTANCE OF 372.25 FEET; THENCE S  $00^{\circ}20'38''$  E, A DISTANCE OF 1062.34 FEET; THENCE S  $90^{\circ}00'00''$  W, A DISTANCE OF 61.88 FEET; THENCE S  $58^{\circ}23'00''$  W, A DISTANCE OF 95.71 FEET; THENCE S  $79^{\circ}00'32''$  W, A DISTANCE OF 105.51 FEET; THENCE S  $55^{\circ}20'00''$  W, A DISTANCE OF 81.02 FEET; THENCE N  $27^{\circ}45'00''$  W, A DISTANCE OF 251.92 FEET; THENCE N  $04^{\circ}18'17''$  E, A DISTANCE OF 259.98 FEET; THENCE N  $00^{\circ}20'00''$  W, A DISTANCE OF 120.00 FEET; THENCE S  $89^{\circ}40'00''$  W, A DISTANCE OF 273.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $33^{\circ}26'49''$ , A DISTANCE OF 379.44 FEET; THENCE S  $36^{\circ}20'00''$  E, A DISTANCE OF 108.41 FEET; THENCE S  $39^{\circ}24'00''$  W, A DISTANCE OF 45.40 FEET; THENCE S  $53^{\circ}40'00''$  W, A DISTANCE OF 308.00 FEET; THENCE N  $36^{\circ}20'00''$  W, A DISTANCE OF 124.53 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N  $19^{\circ}30'27''$  W, AT A DISTANCE OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE THROUGH A CENTRAL ANGLE OF  $32^{\circ}08'41''$ , A DISTANCE OF 56.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $70^{\circ}10'14''$ , A DISTANCE OF 30.62 FEET TO THE POINT OF TANGENCY; THENCE S  $32^{\circ}28'00''$  W, A DISTANCE OF 52.64 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**SUPPLEMENTAL NOTICE TO OWNER OF LOTS12-17 & 21-26**

**TO THE PURCHASERS OF LOTS 12-17 & 21-26 IN THE VILLAS AT HARRISON RANCH, MANATEE COUNTY, FLORIDA:**

**IN ACCORDANCE WITH SECTION 720.401, FLORIDA STATUTES, YOU ARE HEREBY NOTIFIED THAT YOUR LOT IS SUBJECT TO THE FOLLOWING MATTERS:**

**THE BUYER IS HEREBY NOTIFIED THAT IF THEIR STRUCTURE LIES WITHIN THE FLOODPLAIN, THEIR MORTGAGE LENDER MAY REQUIRE THEM TO PURCHASE FLOOD INSURANCE. MORTGAGE LENDERS MAKE THEIR OWN FLOOD DETERMINATION IT MAY DIFFER FROM THE MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT'S FLOODPLAIN DIVISION.**

**SCHEDULE 1-A**

**Lot Tree Chart**

**SCHEDULE 1-A**  
Page 1 of 1  
**LOT TREE CHART (STREET TREES - TOTAL)**  
**HARRISON RANCH PHASE IIA-4 & IIA-5**

<b>TABLE I</b>	
<b>LOT #</b>	<b>1 5"</b>
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	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
31	2
32	1
33	1
34	1
35	1
36	1
37	1
38	1
39	1
40	1
41	1
42	1
<b>TOTAL</b>	<b>43</b>

<b>TABLE II</b>	
<b>LOT #</b>	<b>1 5"</b>
43	1
44	1
45	1
46	1
47	1
48	1
49	1
50	1
51	1
52	1
53	1
54	1
55	1
56	1
57	1
58	1
59	1
60	1
61	1
62	1
63	1
64	1
65	1
66	2
67	1
68	1
69	1
<b>TOTAL</b>	<b>28</b>

\*Residential street tree layout shall be as per Manatee County Environmental Planning Land Development Code Text Amendment LDCY-14-05/Ordinance 14-49 Residential lots 100' width or less shall have one (1) street tree installed per roadway frontage - corner lots shall be two (2) trees Residential lots 60' width or less may utilize smaller maturing canopy or under story trees Trees shall be located within the first 25' of the front yard, but not within the Right-of-Way

\*\*Proposed trees may utilize weeping bottlebrush, buttonwood, silver buttonwood, Dahoon holly, ligustrum tree multi-trunk, Little Gem magnolia, Yellow tabebuia or Ipe tabebuia at the same caliper listed above Trees must be at minimum Florida No 1 grade

	<b>1.5"</b>
LOT TABLE I TOTAL	43
LOT TABLE II TOTAL	28
PHASE IIA-4 & IIA-5 TOTAL ***	71