

This instrument prepared by:
David K. Deitrich, Esq.
Dye, Deitrich, Petrucci & St. Paul, P. L.
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Bradenton, FL 34205
(941) 748-4411

**SUPPLEMENTAL DECLARATION # 1
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VILLAS OF HARRISON RANCH HOMEOWNERS ASSOCIATION**

This Supplemental Declaration # 1 ("Supplement # 1") is made as of the 5th day of April, 2007, by PULTE HOME CORPORATION, a Michigan Corporation (the "Declarant").

WITNESSETH:

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

WHEREAS, Declarant is the owner of real property in Manatee County, Florida, described on Exhibit "A" attached hereto and made a part hereof (the "Additional Property"); and

WHEREAS, additional land may be subjected to the Declaration by the Declarant pursuant to Section 8.2 of the Declaration; and

WHEREAS, Declarant desires that the Additional Property be subject to the Declaration in accordance therewith, and that the Declaration be supplemented, amended and modified as hereinafter provided; and

NOW, THEREFORE, Declarant supplements and amends the Declaration as follows:

1. **Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Supplement #1 shall, unless otherwise expressly defined herein, have the meanings given them in the Declaration, unless the context shall otherwise clearly require.
2. **Submission Statement.** The Additional Property is hereby submitted and made subject to the Declaration pursuant to Sections 8.1 and 8.2 thereof, and the Additional 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, as heretofore, hereby and hereafter amended and supplemented. The Additional Property shall henceforth be a part of the Subdivision.

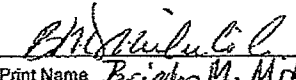
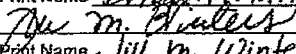
3. **Designations.** The Additional Property is within Phase IIA of Harrison Ranch Subdivision, and is within the Villas Neighborhood. Each Lot within the Additional Property being Lots 1032 through 1113, inclusive, is a Villa Lot.

4. **Designation of Limited Use Common Areas.** Tract ROW (a "Private Road"), Tracts A, B, C, D, E, G, and I ("Open Spaces"), and Tract H (a "Recreational Area") are hereby designated Limited Use Common Areas, for the exclusive use and enjoyment of the Owners of Villa 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 Common Use Areas, being Villas Common Expenses, to be funded by assessments levied by the Villas Association against the Villa 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 prior to the time that the Class B Membership terminates (without the necessity of a vote or consent of any Villa Owner), or by the Villas Association thereafter, but only upon the approval by the Villa Owners of two thirds of all of the Villa Lots. All costs associated with the installation of any gated or other limited access feature by the Villa Association will be a Villas Common Expense.

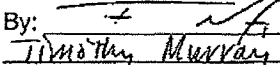
5. **Exhibits.** There are attached hereto, and made a part hereof, Exhibit C, a List of Holdings of the Villas Association within, or associated with, the Additional Property, Exhibit D, a Ten Year Fiscal Program, Exhibit F, an updated Maintenance Program, Exhibit G, a Notice to Buyers, and Exhibit E, a Right of Entry by the County. All of such Exhibits are submitted in compliance with the requirements of the Manatee County Land Development Code.

6. **Ratification.** The Declaration, as herein supplemented, amended and modified, is hereby ratified and confirmed.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed in its name by an officer thereunto duly authorized as of the day and year first above written.


Print Name Brian M. Mihelich

Print Name Jill M. Winters


PULTE HOME CORPORATION, a Michigan corporation

By: 
Timothy Murray, its Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing Instrument was acknowledged before me this 5th day of April, 2007, by Timothy Murray, as Vice President of Pulte Home Corporation, a Michigan corporation, on behalf of the corporation who (☒) is personally known to me or (☐) produced _____ as identification.




Notary Public
My Commission Expires: 6/7/2008

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Exhibit "A"
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APRIL 13, 2007

HARRISON RANCH, PHASE IIA
VILLAS OF HARRISON RANCH HOMEOWNERS ASSOCIATION, INC.

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89°32'09" W, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 252.78 FEET TO THE POINT OF BEGINNING; THENCE S 63°50'00" W, A DISTANCE OF 14.82 FEET; THENCE S 55°20'00" W, A DISTANCE OF 51.83 FEET; THENCE S 23°05'00" W, A DISTANCE OF 48.28 FEET; THENCE N 71°00'00" W, A DISTANCE OF 180.63 FEET; THENCE N 00°00'00" E, A DISTANCE OF 176.86 FEET; THENCE N 22°00'00" E, A DISTANCE OF 100.98 FEET; THENCE N 02°30'00" W, A DISTANCE OF 81.49 FEET; THENCE N 21°43'00" E, A DISTANCE OF 106.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112°03'00", A DISTANCE OF 176.01 FEET TO A POINT OF TANGENCY; THENCE S 89°40'00" W, A DISTANCE OF 157.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 627.20 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06'35", A DISTANCE OF 143.51 FEET; THENCE S 59°50'00" W, A DISTANCE OF 87.62 FEET; THENCE S 35°20'00" W, A DISTANCE OF 147.13 FEET; THENCE S 39°24'00" W, A DISTANCE OF 45.40 FEET; THENCE S 44°06'00" W, A DISTANCE OF 132.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°12'00", A DISTANCE OF 105.31 FEET TO A POINT OF TANGENCY; THENCE S 42°06'00" E, A DISTANCE OF 56.75 FEET; THENCE S 49°00'00" E, A DISTANCE OF 159.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'00", A DISTANCE OF 8.38 FEET TO A POINT OF TANGENCY; THENCE S 65°00'00" E, A DISTANCE OF 153.40 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 20°06'36" E, AT A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 129°53'24", A DISTANCE OF 136.02 FEET TO A POINT OF TANGENCY; THENCE S 60°00'00" E, A DISTANCE OF 75.79 FEET; THENCE S 81°10'00" W, A DISTANCE OF 41.26 FEET; THENCE N 57°32'00" W, A DISTANCE OF 483.93 FEET; THENCE N 10°19'00" W, A DISTANCE OF 75.25 FEET; THENCE N 51°44'00" W, A DISTANCE OF 110.93 FEET; THENCE N 87°36'00" W, A DISTANCE OF 107.87 FEET; THENCE S 59°03'00" W, A DISTANCE OF 13.86 FEET; THENCE N 57°32'00" W, A DISTANCE OF 35.25 FEET; THENCE N 57°32'00" W, A DISTANCE OF 84.00 FEET; THENCE S 32°28'00" W, A DISTANCE OF 39.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 166.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'00", A DISTANCE OF 86.05 FEET TO A POINT OF TANGENCY; THENCE S 62°10'00" W, A DISTANCE OF 160.86 FEET; THENCE N 56°00'00" W, A DISTANCE OF 114.16 FEET; THENCE N 77°53'00" E, A DISTANCE OF 61.89 FEET; THENCE S 32°40'00" E, A DISTANCE OF 56.74 FEET; THENCE S 63°06'00" E, A DISTANCE OF 21.12 FEET; THENCE N 62°10'00" E, A DISTANCE OF 143.79 FEET; THENCE N 31°24'00" E, A

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DISTANCE OF 35.03 FEET; THENCE N 00°00'00" E, A DISTANCE OF 35.15 FEET; THENCE N 82°33'00" E, A DISTANCE OF 47.37 FEET; THENCE N 32°28'00" E, A DISTANCE OF 44.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°38'00", A DISTANCE OF 36.46 FEET TO A POINT OF TANGENCY; THENCE N 37°10'00" W, A DISTANCE OF 37.42 FEET; THENCE N 17°00'00" W, A DISTANCE OF 138.05 FEET; THENCE N 39°00'00" W, A DISTANCE OF 66.12 FEET; THENCE N 52°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°50'56" E, AT A DISTANCE OF 493.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°58'53", A DISTANCE OF 473.09 FEET; THENCE N 20°41'00" W, A DISTANCE OF 78.50 FEET; THENCE N 52°00'00" E, A DISTANCE OF 120.67 FEET; THENCE N 74°00'00" E, A DISTANCE OF 574.65 FEET; THENCE S 55°20'00" E, A DISTANCE OF 29.47 FEET; THENCE S 75°00'00" E, A DISTANCE OF 171.64 FEET; THENCE S 12°10'00" W, A DISTANCE OF 60.19 FEET; THENCE S 43°49'00" W, A DISTANCE OF 140.73 FEET; THENCE S 20°30'00" W, A DISTANCE OF 48.79 FEET; THENCE S 31°17'00" W, A DISTANCE OF 29.33 FEET; THENCE S 58°43'00" E, A DISTANCE OF 50.00 FEET; THENCE S 62°00'00" W, A DISTANCE OF 50.00 FEET; THENCE S 28°00'00" E, A DISTANCE OF 131.70 FEET; THENCE S 46°30'00" E, A DISTANCE OF 69.55 FEET; THENCE S 68°45'00" E, A DISTANCE OF 70.54 FEET; THENCE N 75°10'00" E, A DISTANCE OF 86.58 FEET; THENCE N 46°20'00" E, A DISTANCE OF 81.69 FEET; THENCE N 10°00'00" E, A DISTANCE OF 46.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°00'00", A DISTANCE OF 37.70 FEET TO A POINT OF TANGENCY; THENCE N 62°00'00" W, A DISTANCE OF 45.73 FEET; THENCE N 41°00'00" E, A DISTANCE OF 34.59 FEET; THENCE S 75°46'00" E, A DISTANCE OF 35.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 34.00 FEET; THENCE EASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°54'00", A DISTANCE OF 65.81 FEET TO A POINT OF TANGENCY; THENCE N 06°40'00" W, A DISTANCE OF 29.69 FEET; THENCE N 35°27'00" W, A DISTANCE OF 107.58 FEET; THENCE N 08°40'00" E, A DISTANCE OF 108.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°40'00", A DISTANCE OF 35.37 FEET TO A POINT OF TANGENCY; THENCE N 42°00'00" W, A DISTANCE OF 46.12 FEET; THENCE N 77°43'00" E, A DISTANCE OF 86.32 FEET; THENCE N 56°00'00" E, A DISTANCE OF 62.94 FEET; THENCE N 35°35'00" E, A DISTANCE OF 34.58 FEET; THENCE S 16°40'00" E, A DISTANCE OF 59.84 FEET; THENCE S 87°30'00" E, A DISTANCE OF 138.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE S 02°30'00" W, A DISTANCE OF 85.66 FEET; THENCE S 90°00'00" E, A DISTANCE OF 117.58 FEET; THENCE N 00°20'38" W, A DISTANCE OF 341.17 FEET; THENCE N 32°00'00" E, A DISTANCE OF 93.46 FEET; THENCE S 00°20'38" E, A DISTANCE OF 1470.66 FEET; THENCE N 90°00'00" W, A DISTANCE OF 111.88 FEET; THENCE S 58°23'00" W, A DISTANCE OF 95.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 81.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°15'03", A DISTANCE OF 58.32 FEET; THENCE

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S 74°44'00" W, A DISTANCE OF 39.88 FEET; THENCE S 63°50'00" W, A DISTANCE OF 27.17 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 32.41 ACRES, MORE OR LESS.

EXHIBIT "C"

**Listing of Holdings for the Villas at Harrison Ranch Homeowners Association, Inc.
HARRISON RANCH IIA**

- Tract A:** Consists of a 0.47 acre (MOL) parcel of land designated as open space and contains a 30' roadway buffer and a 10' utility easement.
- Tract B:** Consists of a 1.64 acre (MOL) parcel of land designated as open space and contains a 30' drainage easement and a 10' public utility easement.
- Tract C:** Consists of a 5.66 acre (MOL) parcel of land designated as open space and contains a 50' landscape buffer, a 30' private drainage easement, a 25' private drainage easement, a 20' private drainage easement, a 15' private drainage easement, and a 10' public utility easement.
- Tract D:** Consists of a 4.78 acre (MOL) parcel of land designated as open space and contains a 30' private drainage easement, a 20' private drainage easement, a 10' private drainage easement, and a 10' public utility easement.
- Tract E:** Consists of a 0.49 acre (MOL) parcel of land designated as open space and contains a 10' public utility easement.
- Tract G:** Consists of a 0.77 acre (MOL) parcel of land designated as open space and contains a 10' public utility easement.
- Tract H:** Consists of a 0.92 acre (MOL) parcel of land designated as open space and recreation area and contains a 30' private drainage easement, a 20' private drainage easement, and a 10' public utility easement.
- Tract I:** Consists of a 0.64 acre (MOL) parcel of land designated as open space and contains a 20' private drainage easement and a 10' public utility easement.
- Tract ROW:** Consists of a 5.03 acre (MOL) parcel of land designated as private right-of-way.

Exhibit "D"

Villas at Harrison Ranch Homeowners' Association, Inc.
Manatee County, Florida

Estimated Budget for Ten Years from 2005 - 2014

Description	Annual Per Lot	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Lois for Assessment	112											
Monthly Assessment Per Home	2%	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 274.00	\$ 3,288.00
Cost of Living Increase		100%	102%	104%	106%	108%	110%	112%	114%	116%	118%	\$ 3,000.22
Assessments		\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 368,256	\$ 4,332,300
Operating Expenses:												
Legal / Professional Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 36,000.00
Accounting / Tax Prep	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00
Dues, Licenses, Permits	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 5,040.00
Administrative Expenses	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 4,012.00	\$ 48,144.00
Payment Coupon Books	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 16,800.00
Management Fees	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 13,440.00	\$ 161,280.00
Common Area Maintenance	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 60,000.00
Pool Maintenance	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
Pool Maintenance	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 57,600.00
Cabana Maintenance	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 50,400.00
Janitorial	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 96,000.00
Landscaping Contract	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 96,000.00
Building Maintenance	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 108,000.00
General Maintenance	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 36,000.00
Plant / Sod Replacement	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 36,000.00
Irrigation Maintenance	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 36,000.00
Pressure Washing	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 108,000.00
Insurance	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 1,920,000.00
Water / Sewer	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 57,600.00
Electricity	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 72,000.00
Trash	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 14,784.00	\$ 177,408.00
Phone (Gate)	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 21,600.00
Total Operating Expenses:		\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 345,156.00	\$ 4,141,872.00
Reserves:												
Paving	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 144,000.00
Roofing	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 14,400.00
Entry Feature / Gate	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 54,000.00
Pool / Cabana	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 21,600.00
General	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 28,800.00
Total Reserves:		\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 23,900.00	\$ 286,800.00
TOTAL ANNUAL EXPENSES:		\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 368,256.00	\$ 4,428,672.00
MONTHLY ASSESSMENT PER HOME:		\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 174.36	\$ 2,092.32
ANNUAL ASSESSMENT PER HOME:		\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 2,092.32	\$ 25,107.84

EXHIBIT "F"
MAINTENANCE PROGRAM

A maintenance program has been established for the operation and care of the subdivision amenities within the Common Areas. The following is a schedule for the inspection and maintenance of all lands and uses under the purview of The Villas at Harrison Ranch Homeowner's Association. The Association shall not be responsible for such inspection and maintenance to the extent such Common Areas and related subdivision amenities are owned by a Community Development District adopted pursuant to Chapter 190, Florida Statutes.

Bi-Weekly:	Landscape and Lawn Service
Monthly:	Tree Landscape Service
Quarterly:	Cleaning and maintenance of all lake areas.
Yearly:	Painting and repair of the gated entry feature, trees and shrubbery if necessary. Inspections and the necessary repair/replacement of pavement, painting and cleaning of the buildings, and building roofs if necessary.
Every 2 Years:	Submit inspection report of the surface water management system to the Southwest Florida Water Management District (SWFWMD).

EXHIBIT "G"

NOTICE TO BUYERS

TO THE PURCHASERS OF LOTS IN THE VILLAS AT HARRISON RANCH, MANATEE COUNTY, FLORIDA:

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

1. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS AT HARRISON RANCH" AS AMENDED FROM TIME TO TIME (HEREINAFTER DECLARATION), A COPY OF WHICH SHALL BE PROVIDED UPON EXECUTION OF YOUR CONTRACT TO PURCHASE. THE DECLARATION GOVERNS THE USE AND OCCUPANCY OF PROPERTIES WITHIN THE SUBDIVISION.
2. OWNERSHIP OF A LOT IN THE VILLAS AT HARRISON RANCH AUTOMATICALLY MAKES YOU A MEMBER OF THE HARRISON RANCH HOMEOWNERS' ASSOCIATION, INC. (THE "ASSOCIATION") AND THE VILLAS AT HARRISON RANCH HOMEOWNERS' ASSOCIATION, INC. (THE VILLAS ASSOCIATION). YOU ARE OBLIGATED TO BE A MEMBER OF THE ASSOCIATIONS SO LONG AS YOU OWN A LOT WITHIN THE SUBDIVISION.
3. THE ASSOCIATIONS HAVE THE RIGHT AND POWER TO ASSESS AND COLLECT, AS PROVIDED IN ITS DECLARATION AND BYLAWS, THE COSTS OF MAINTENANCE OF THE COMMON AREA, LIMITED USE COMMON AREA AND EXCLUSIVE USE COMMON AREA WHICH YOU HAVE A RIGHT TO ENJOY. IN ACCORDANCE WITH THE DECLARATIONS, YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO BOTH ASSOCIATIONS.
4. THE INITIAL PROPOSED ASSESSMENT BY THE ASSOCIATION IS EIGHTY DOLLARS (\$80) ANNUALLY FOR EACH LOT. THE INITIAL PROPOSED ASSESSMENT BY THE VILLAS ASSOCIATION IS TWO HUNDRED SEVENTY FOUR DOLLARS (\$274) PER MONTH FOR EACH LOT. YOU ARE HEREBY NOTIFIED THAT THE ASSOCIATIONS MAY INCREASE THAT AMOUNT AS MAY BE REQUIRED TO MAINTAIN THE AMENITIES OF THE SUBDIVISIONS IN THE MANNER PROVIDED IN THE DECLARATIONS AND THE BYLAWS.
5. THERE IS A ONE TIME CAPITAL CONTRIBUTION FEE, PAYABLE TO THE VILLAS

ASSOCIATION, IN THE AMOUNT EQUAL TO TWO TIMES THE MONTHLY ASSESSMENTS DUE AT THE TIME OF CLOSING OF ANY SALE, EITHER FROM THE DEVELOPER OR SUBSEQUENT SELLER.

6. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATIONS. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE.
7. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO MANATEE COUNTY OR ANY COMMUNITY DEVELOPMENT DISTRICT THAT MAY BE CREATED IN THE FUTURE OR IN CONJUNCTION WITH OR FOR PURPOSES OF OWNING OR MANAGING ANY OF THE COMMON AREAS OF THE SUBDIVISIONS.
8. EACH LOT IN THE SUBDIVISION WILL BE PART OF THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT AND THE FOLLOWING NOTICE APPLIES: THE COMMUNITY DEVELOPMENT DISTRICT MAY INPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.
9. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY THE ASSOCIATIONS COULD RESULT IN A LIEN ON YOUR PROPERTY.
10. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATION OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATIONS.
11. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE DECLARATIONS OR OTHER GOVERNING DOCUMENTS OF THE ASSOCIATIONS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF PARCEL OWNERS.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR THE PLANTING OF TREES AND THE VILLAS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES ON SUCH LOTS WITHIN THE VILLAS ASSOCIATION AS REQUIRED BY MANATEE COUNTY PURSUANT TO FINAL SITE PLAN APPROVAL FOR HARRISON RANCH. TREES MUST MEET THE REQUIREMENTS OF SECTIONS

715.4B AND 715.3.4 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. EXISTING NATIVE TREES SHOULD BE USED TO FULFILL THE REQUIREMENTS OF THIS PARAGRAPH WHENEVER THEY MEET THE SPACING AND SIZE REQUIREMENTS HEREOF. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY HOME TO BE CONSTRUCTED ON A LOT UNTIL THE CONDITIONS OF THIS PARAGRAPH HAVE BEEN SATISFIED. UPON PURCHASING A LOT, EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE TREES, AND SUCH TREES MAY NOT BE REMOVED WITHOUT APPROPRIATE PERMITS AND AUTHORIZATIONS PROVIDED BY MANATEE COUNTY, FLORIDA. IF A TREE PLANTED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PARAGRAPH DIES OR IS REMOVED, THE OWNER OF THE LOT IS RESPONSIBLE TO REPLACE THE TREE WITHIN THIRTY (30) DAYS THEREAFTER. FOR TREE REQUIREMENTS PER LOT, PLEASE SEE ATTACHED SCHEDULE 1.

13. CERTAIN PORTIONS OF THE HARRISON RANCH SUBDIVISION CONTAIN WETLANDS AND WETLAND BUFFERS. THE SIZE AND LOCATION OF SUCH AREAS ARE SET FORTH IN THAT CERTAIN CONSERVATION EASEMENT FOR THE SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA, AT BOOK 2207, PAGE 2528.
14. THE HARRISON RANCH SUBDIVISION IS LOCATED IN THE UNINCORPORATED AREA OF MANATEE COUNTY IN AN AREA GENERALLY USED FOR AGRICULTURAL PURPOSES. ACCORDINGLY, THE GENERAL AREA SURROUNDING THE SUBDIVISION CONTAINS CERTAIN AGRICULTURAL OPERATIONS. SUCH OPERATIONS MAY GENERATE NOISES AND ODORS TYPICALLY ATTENDANT WITH AGRICULTURAL USES AND MAY UTILIZE PESTICIDES AND HERBICIDES AS PART OF THOSE OPERATIONS.
15. IT IS ANTICIPATED THAT CERTAIN PROPERTY ADJACENT TO HARRISON RANCH MAY BE DEVELOPED IN THE FUTURE. UPON SUCH DEVELOPMENT, THE INTER-NEIGHBORHOOD TIES WITHIN HARRISON RANCH SHALL CONNECT TO A FUTURE ROADWAY CONSTRUCTED WITHIN THE ADJACENT DEVELOPMENT TO SERVE THAT DEVELOPMENT.
16. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE COUNTY, THE OWNER OF A LOT MUST SUBMIT TO THE DRIVEWAY INSPECTION SECTION OF THE TRANSPORTATION DEPARTMENT A CERTIFICATE SIGNED BY AN ENGINEER OR SURVEYOR, IN THE FORM REQUIRED BY THE COUNTY, WITH RESPECT TO SUBSTANTIAL COMPLIANCE WITH THE DRAINAGE AND GRADING PLAN FOR THE SUBDIVISION, AS RECORDED IN THE PUBLIC RECORDS.

17. THE FOREGOING STATEMENTS ARE ONLY SUMMARY IN NATURE AND SHALL NOT BE DEEMED TO SUPERSEDE OR MODIFY THE PROVISIONS OF THE DECLARATIONS, OR ANY LOT SALES CONTRACT BETWEEN BUYER AND DECLARANT. YOU SHOULD REFER TO THE DECLARATIONS AND THE ASSOCIATIONS GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY WITHIN THE SUBDIVISION.

18. THE GOVERNING DOCUMENTS OF THE ASSOCIATIONS, INCLUDING THE DECLARATIONS, ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN MANATEE COUNTY, FLORIDA, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE:

PURCHASER

DATE:

PURCHASER

Schedule 1
Page 1 of 1LOT TREE CHART (STREET TREES - TOTAL)
HARRISON RANCH PHASE IIA

TABLE I		TABLE II		TABLE III		TABLE IV		TABLE V	
LOT #	2.5"	LOT #	2.5"	LOT #	2.5"	LOT #	2.5"	LOT #	2.5"
477	2	554	1	596	2	1080	1	1087	1
478	1	555	1	597	1	1081	1	1088	1
479	1	556	2	598	1	1082	1	1089	1
480	1	557	1	599	2	1083	1	1090	0
481	2	558	2	600	1	1084	1	1091	1
482	1	559	4	601	2	1085	1	1092	1
483	4	560	1	602	1	1086	1	1093	1
484	1	561	1	603	1	1087	1	1094	1
485	2	562	2	604	2	1088	1	1095	1
486	1	563	4	605	1	1089	1	1096	1
487	1	564	1	606	1	1090	0	1097	1
488	4	565	1	607	1	1091	1	1098	1
489	2	566	1	608	2	1092	1	1099	1
490	1	567	1	609	1	1093	1	1100	1
491	1	568	2	1032	1	1094	1	1101	1
492	1	569	2	1033	1	1095	1	1102	0
493	1	570	2	1034	0	1096	1	1103	1
494	2	571	2	1035	1	1097	0	1104	1
495	1	572	2	1036	1	1098	1	1105	1
531	4	573	1	1037	1	1099	1	1106	1
532	2	574	1	1038	0	1100	1	1107	1
533	1	575	5	1039	1	1101	1	1108	1
534	1	576	2	1040	1	1102	1	1109	1
535	2	577	1	1041	1	1103	1	1110	1
536	1	578	2	1042	1	1104	1	1111	0
537	1	579	1	1043	1	1105	1	1112	1
538	1	580	1	1044	1	1106	1	1113	1
539	2	581	2	1045	1	1107	1	TOTAL	24
540	1	582	1	1046	0	1108	1		
541	1	583	1	1047	1	1109	1		
542	1	584	2	1048	1	1110	1		
543	1	585	1	1049	1	1111	0		
544	1	586	1	1050	1	1112	1		
545	2	587	1	1051	1	1113	1		
546	1	588	2	1052	0				
547	1	589	1	1053	1				
548	2	590	1	1054	1				
549	1	591	2	1055	1				
550	2	592	2	1056	1				
551	1	593	1	1057	1				
552	1	594	2	1058	1				
553	2	595	1	1059	1				
TOTAL	63	TOTAL	68	TOTAL	43	TOTAL	24		

TABLE VI		TABLE VII	
LOT #	2.5"	LOT #	2.5"
1087	1	1097	1
1088	1	1098	1
1089	1	1099	1
1090	0	1100	1
1091	1	1101	1
1092	1	1102	0
1093	1	1103	1
1094	1	1104	1
1095	1	1105	1
1096	1	1106	1
1097	1	1107	1
1098	1	1108	1
1099	1	1109	1
1100	1	1110	1
1101	1	1111	0
1102	0	1112	1
1103	1	1113	1
1104	1	TOTAL	24

*Proposed trees may utilize Live Oak, Slash Pine, Magnolia, or Red Cedar at the same caliper listed above. Trees must be at minimum Florida No. 1 grade.

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 the HARRISON RANCH SUBDIVISION (hereinafter "Subdivision").

- I. **Right of Entry by County.** 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 Common Areas and Limited Use Common Areas (hereinafter "Community Common Areas") as may be necessary to perform their official duties.
- II. **Ownership of the Community Common Areas.** Notwithstanding anything herein contained to the contrary, the Harrison Ranch Homeowners' Association ("Association") shall not dispose of any Community Common Area, by sale or otherwise, except to an organization conceived and organized to own and maintain such Community Common Areas (such as a Community Development District), without first offering to dedicate the same to Manatee County or other appropriate governmental agency.
- III. **Disturbance of Common Areas.** No lands in any open spaces within the Community Common Areas 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.** If the Association or its successors fail to maintain the Community Common Areas 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 Community Common Areas 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 the Subdivision 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 the Declaration relating to amendments, neither this Right of Entry nor any provision of the Declaration affecting this Right of Entry may be amended without the prior written consent of Manatee County.