

This instrument was prepared by and  
after recording return to:

Trinity Title Company of Central Florida, LLC  
Attn: Edith Martinez  
5750 Major Boulevard, Suite 175  
Orlando, Florida 32819  
407-988-1425


**JOINDER AND CONSENT TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR HANOVER LAKES**


For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, HFB LAKES, LLC, a Florida limited liability company ("HFB Lakes"), the owner of that certain property located in Osceola County, Florida being more particularly described on the attached Exhibit "A" (the "Real Property"), which Real Property is included within the property that is subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions for Hanover Lakes, which was recorded on July 13, 2018, in Official Records Book 5367, Page 192, *et. seq.*, of the Public Records of Osceola County, Florida (the "Declaration"), does hereby join in, consent to, and submit the Real Property to all of the terms and conditions of, the Declaration, such that the Real Property shall hereafter be subject to all of the terms, conditions, restrictions, covenants, and easements set forth in the Declaration.

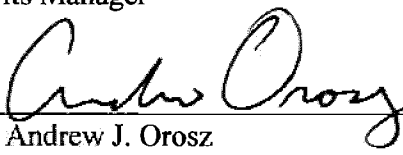
17 IN WITNESS WHEREOF, this Joinder, Consent and Subordination is made as of July  
2018.

**HFB LAKES, LLC**, a Florida limited liability  
company

By: Hanover Land Company, LLC,  
a Florida limited liability company,  
its Manager

  
Print Name: Nhit Patel

  
Print Name: Ryan Kuhn

By:   
Name: Andrew J. Orosz  
Title: Vice President  
Date: July 17, 2018


(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17 day of July, 2018, by Andrew J. Orosz, as Vice President of Hanover Land Company, LLC, a Florida limited liability company, Manager of **HFB LAKES, LLC**, a Florida limited liability company. He [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

  
Name printed: Sarah Perfito  
My Commission Expires: 12/11/20



COPY

**EXHIBIT "A"**

**Tract I:**

A TRACT OF LAND, BEING ALL OF THE PROPOSED LOT 12 OF THE PROPOSED PLAT OF HANOVER LAKES PHASE 1, A REPLAT, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°23'53" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1342.12 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'07" EAST, 248.62 FEET TO A POINT LYING ON THE PROPOSED CENTERLINE OF WAUSEON DRIVE; THENCE RUN ALONG SAID PROPOSED CENTERLINE THE FOLLOWING FOUR COURSES: SOUTH 00°22'38" WEST, 69.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 27°25'02", AN ARC LENGTH OF 47.85 FEET, A CHORD LENGTH OF 47.40 FEET AND A CHORD BEARING OF SOUTH 14°05'09" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27°23'47", AN ARC LENGTH OF 95.63 FEET, A CHORD LENGTH OF 94.72 FEET AND A CHORD BEARING OF SOUTH 14°05'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°23'53" WEST, 42.33 FEET TO A POINT LYING ON THE PROPOSED CENTERLINE OF CHASE COURT; THENCE RUN SOUTH 89°36'07" EAST, ALONG SAID PROPOSED CENTERLINE, 877.12 FEET; THENCE DEPARTING SAID PROPOSED CENTERLINE, RUN SOUTH 00°23'53" WEST, 25.00 FEET; THENCE RUN SOUTH 42°47'11" WEST, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID CHASE COURT, ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 66°22'18", AN ARC LENGTH OF 57.92 FEET, A CHORD LENGTH OF 54.74 FEET AND A CHORD BEARING OF SOUTH 80°23'58" EAST TO THE NORTHEAST CORNER OF PROPOSED LOT 12; THENCE RUN SOUTH 23°47'16" EAST, ALONG THE EAST LINE OF SAID PROPOSED LOT 12, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED LOT 12; THENCE RUN SOUTH 66°14'16" WEST, ALONG THE SOUTH LINE OF AFORESAID PROPOSED LOTS 12 A DISTANCE OF 35.32 FEET; THENCE RUN NORTH 89°36'07" WEST, ALONG THE SOUTH LINE OF AFORESAID PROPOSED LOTS 12 A DISTANCE OF 68.92 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 12; THENCE RUN NORTH 00°23'53" EAST, ALONG THE WEST LINE OF SAID PROPOSED LOT 12, A DISTANCE OF 128.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 9,302.6 SQUARE FEET, MORE OR LESS.

Tract II:

A TRACT OF LAND, BEING ALL OF THE PROPOSED LOTS 17 THROUGH 21 OF THE PROPOSED PLAT OF HANOVER LAKES PHASE 1, A REPLAT, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°23'53" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1342.12 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'07" EAST, 248.62 FEET TO A POINT LYING ON THE PROPOSED CENTERLINE OF WAUSEON DRIVE; THENCE RUN ALONG SAID PROPOSED CENTERLINE THE FOLLOWING FOUR COURSES: SOUTH 00°22'38" WEST, 69.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 27°25'02", AN ARC LENGTH OF 47.85 FEET, A CHORD LENGTH OF 47.40 FEET AND A CHORD BEARING OF SOUTH 14°05'09" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27°23'47", AN ARC LENGTH OF 95.63 FEET, A CHORD LENGTH OF 94.72 FEET AND A CHORD BEARING OF SOUTH 14°05'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°23'53" WEST, 42.33 FEET TO A POINT LYING ON THE PROPOSED CENTERLINE OF CHASE COURT; THENCE RUN SOUTH 89°36'07" EAST, ALONG SAID PROPOSED CENTERLINE, 295.00 FEET; THENCE DEPARTING SAID PROPOSED CENTERLINE, RUN SOUTH 00°23'53" WEST, 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID CHASE COURT; THENCE RUN SOUTH 89°36'07" EAST, ALONG SAID PROPOSED SOUTH RIGHT-OF-WAY LINE, 295.00 FEET TO THE NORTHEAST CORNER OF PROPOSED LOT 17; THENCE RUN SOUTH 00°23'53" WEST, ALONG THE EAST LINE OF SAID PROPOSED LOT 17, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED LOT 17; THENCE RUN NORTH 89°36'07" WEST, ALONG THE SOUTH LINE OF AFORESAID PROPOSED LOTS 17 THROUGH 21, A DISTANCE OF 295.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 21; THENCE RUN NORTH 00°23'53" EAST, ALONG THE WEST LINE OF SAID PROPOSED LOT 21, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 0.779 ACRES, MORE OR LESS.

Tract III:

A TRACT OF LAND, BEING ALL OF THE PROPOSED LOT 79 OF THE PROPOSED PLAT OF HANOVER LAKES PHASE 1, A REPLAT, LYING IN SECTION 20, TOWNSHIP 26

SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°23'53" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1342.12 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°36'07" EAST, 248.62 FEET TO A POINT LYING ON THE PROPOSED CENTERLINE OF WAUSEON DRIVE; THENCE RUN ALONG SAID PROPOSED CENTERLINE THE FOLLOWING FOUR COURSES: SOUTH 00°22'38" WEST, 69.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 27°25'02", AN ARC LENGTH OF 47.85 FEET, A CHORD LENGTH OF 47.40 FEET AND A CHORD BEARING OF SOUTH 14°05'09" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27°23'47", AN ARC LENGTH OF 95.63 FEET, A CHORD LENGTH OF 94.72 FEET AND A CHORD BEARING OF SOUTH 14°05'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°23'53" WEST, 572.67 FEET; THENCE DEPARTING SAID PROPOSED CENTERLINE, RUN NORTH 89°36'07" WEST, 25.00 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED LOT 79 AND THE POINT OF BEGINNING, SAID POINT LIES ON THE PROPOSED WEST RIGHT OF-WAY LINE OF SAID WAUSEON DRIVE; THENCE RUN SOUTH 00°23'53" WEST, ALONG THE EAST LINE OF SAID PROPOSED LOT 79, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED LOT 79; THENCE RUN NORTH 89°36'07" WEST, ALONG THE SOUTH LINE OF AFORESAID PROPOSED LOTS 79 A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 79; THENCE RUN NORTH 00°23'53" EAST, ALONG THE WEST LINE OF SAID PROPOSED LOT 79, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 79; THENCE RUN SOUTH 89°36'07" EAST, ALONG THE NORTH LINE OF SAID PROPOSED LOT 79, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 6,000 SQUARE FEET, MORE OR LESS.