

Recorded with  
Manatee County Florida Clerk  
Access Official Records at  
[www.ManateeClerk.com](http://www.ManateeClerk.com)

**CLERK'S CERTIFICATE OF PLAT RECORDING**

STATE OF FLORIDA  
COUNTY OF MANATEE

NOTICE TO THE PUBLIC: PLEASE NOTE THE FOLLOWING SUBDIVISION  
HAS BEEN RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY,  
FLORIDA:

UNIVERSITY GROVES ESTATES RESERVE

IN PLAT BOOK 55 PAGE(S) 47 THRU 50

R.B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

BY: \_\_\_\_\_

DEPUTY CLERK



OWNER OF RECORD AS STATED ON PLAT: UGLP LOTS, LLC

Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

BOARD RECORDS  
ATTN: PATI

RECEIPT  
#1 of #3

Thank You - Rec.# 420192685 -  
420192685

Case No: 2012 RC 000008 - 2012 RC 000008

Bk./Pg./Doc.# 2434/7196/3060813 -  
2434/7196/3060813

08/30/2012 13:10:25

nmurray RECORDING CASH BOOK

CHECK/MONEY 1070

ORDER

Total

Receipt(s) Amount

Change

75.00

75.00

75.00

0.00

AR PAYOR: Book# Page#  
DOC TYPE: PLT CALC AMOUNT: \$0.00  
PAGES: 1 FILE#  
Receipt: 420192685 8/30/12 10:16AM By: KG

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY
RP	ADTL PAGES RECORD	001	000000341100	3
RP	RECORDING PLAT	001	000000341100	3

FEES

45.00

30.00



RECEIPT TOTAL: \$75.00

GRAND TOTAL:

Receipt#  
thru

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

THIS RECEIPT MUST BE VALIDATED BY CENTRAL CASHIERING

Recorded with  
Manatee County Florida Clerk  
Access Official Records at  
[www.ManateeClerk.com](http://www.ManateeClerk.com)

CLERK'S CERTIFICATE OF PLAT RECORDING

STATE OF FLORIDA  
COUNTY OF MANATEE

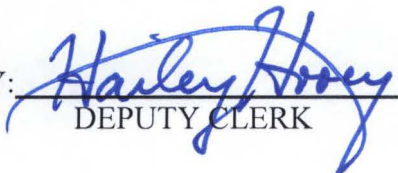
NOTICE TO THE PUBLIC: PLEASE NOTE THE FOLLOWING DRAINAGE PLANS  
HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY,  
FLORIDA:

**UNIVERSITY GROVES ESTATES RESERVE**

IN DRAINAGE PLAN BOOK      2      PAGE(S) 61

R.B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

BY:

  
DEPUTY CLERK



Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

BOARD RECORDS  
ATTN: PATI

RECEIPT  
#2 of #3

Thank You - Rec.# 420192686 -  
420192686  
Case No: 2012 RC 000000 - 2012 RC 000000  
Bk./Pg./Doc.# 2434/7197/3060014 -  
2434/7197/3060014  
08/30/2012 13:10:26  
nmurray RECORDING CASH BOOK  
CHECK/MONEY 1070 30.00  
ORDER  
Total 30.00  
Receipt(s) Amount 30.00  
Change 0.00

AR PAYOR: Book# Page#  
DOC TYPE: PLT CALC AMOUNT: \$0.00  
PAGES: 1 FILE#  
Receipt: 420192686 8/30/12 10:17AM By: KG

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
RP	ADTL PAGES RECORD	001	000000341100	0	0.00
RP	RECORDING PLAT	001	000000341100	0	30.00



RECEIPT TOTAL: \$30.00  
GRAND TOTAL:

Receipt#  
thru

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

THIS RECEIPT MUST BE VALIDATED BY CENTRAL CASHIERING



For: University Groves Estates Reserve  
(Name of Project)

**AGREEMENT AND  
CASH BOND/CASHIER'S CHECK/CERTIFICATE OF DEPOSIT AS  
DEFECT SECURITY WARRANTING REQUIRED IMPROVEMENTS**

WHEREAS, UGLP LOTS, LLC, a Florida limited liability company .  
(Developer) has constructed certain Required Improvements as a condition of approval of a  
subdivision or final site plan identified as UNIVERSITY GROVES ESTATES  
RESERVE (Relocated Water/Wastewater Services) (Project); and

WHEREAS, in connection with the Project the Developer has submitted "as built"  
construction drawings for the Required Improvements which are on file with and have been  
approved by Manatee County, Florida (County); and

WHEREAS, the Developer is requesting the County to accept for maintenance certain  
of these Required Improvements; and

WHEREAS, the Manatee County Land Development Code, Ordinance 90-01, requires  
that the Security identified below, which represents an amount equal to ten percent (10%) of  
the actual installation costs of the Required Improvements which the Developer is presently  
requesting the County to accept for maintenance, be executed prior to their acceptance by the  
County.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

1. That the developer herewith tenders unto the County OFFICIAL CHECK (Type  
of Security) in the amount of TWO THOUSAND SIXTY-FIVE & 00/100  
Dollars (Words) \$ 2,065.00 (Numbers), dated AUGUST 8, 2012, with or drawn  
on SUNTRUST BANK (Financial Institution) (Security), payable to the order of  
Manatee County, Florida, to be held by the Clerk of the Circuit Court of the County,  
in escrow, for the specific benefit of the County in accordance with the conditions set  
forth herein.

**CONDITIONS OF THE DEFECT SECURITY FOR THE BENEFIT OF THE  
COUNTY:**

- a. This Security is posted for the purpose of correcting any construction, design or material defects or failures of or in those Required Improvements which the Developer is presently requesting the County to accept for maintenance (Defects), which appear within thirty-six (36) months from the date of the County's approval and acceptance of those Required Improvements as evidenced by the County's execution of this document.
- b. After identifying any such Defects, the County, after providing at least ten (10) days written notice to the Developer by certified mail, return receipt requested, may exercise its right to liquidate the Security for the purpose of correcting or causing the correction of the Defects and paying all costs thereof as provided herein. The costs for which the Security may be used shall include all costs of correcting the Defects, including without limitation all engineering, legal and contingent costs, together with any and all claims, costs, expenses and damages, either direct or consequential, which the County may sustain on account of the Defects and correction thereof. Any portion of the Security not used by the County may be released to the Developer not sooner than thirty-eight (38) months following the County's approval and acceptance of the Required Improvements.

Alternatively, the Developer, with the concurrence and at the option of the County, may undertake to correct such Defects itself upon posting additional security acceptable to the County.

2. Developer warrants the Required Improvements to be free from defects, and agrees to indemnify and pay to the County the full cost of correcting any such Defects appearing within thirty-six (36) months of the date hereof without regard to the amount of this Security. Developer agrees to the use of the funds by the County as provided herein.

Agreement Warranting Req'd Impv

For: University Groves Estates Reserve

SIGNED AND SEALED this 10<sup>th</sup> day of August, 2012

**WITNESSES:**

Evan Liss

Witness

Evan Liss

Type or Print Name

Dawn Padova

Witness

Dawn Padova

Type or Print Name

UGLP Lots, LLC, a Florida limited liability company  
By: Vanguard Realtors, LLC, a Florida limited liability company  
As its Manager

Developer

BY: [Signature]

Signature

John R. Peshkin

Type or Print Name

As its Manager

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

7350 Point of Rocks Road

Postal Address

Sarasota FL 34242

City State Zip

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida

COUNTY OF: Sarasota

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2012, by John R. Peshkin, as Manager of Vanguard Realtors, LLC, a Florida limited liability company (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced (Type of Identification) as identification.

NOTARY SEAL:



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

Evan Liss

Notary Public

Evan Liss

Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 21 day of August, 2012

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: [Signature]


Chairman

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



**MEMO**

TO: Finance Department

FROM: Susan Romine, Board Records Director 

RE: University Groves Estates Reserve  
(Agreement and Cashier's Check as Certificate of Deposit as  
defect security warranting completion of Required Improvements  
- Relocated Water/WastewaReplacement Trees)

DATE: August 23, 2012

Please set up an account for **University Groves Estates Reserve**, Check #8437865337 in the amount of \$2,065, accepted by the Board of County Commissioners on August 21, 2012, in conjunction with a Certificate of Deposit as defect security warranting completion of Required Improvements. Please email the account number to Pati Kopke.

Supporting Material will be forwarded via email.

Thank you for your assistance.

Attachments



From: [Pati Kopke](#)  
To: [Vicki Ayles](#)  
Subject: University Groves Estates Reserve  
Date: Thursday, August 23, 2012 11:38:00 AM  
Attachments: [Pages from BC20120821DOCA18-1.pdf](#)

---

Hi Vicki:

Attached please find a copy of the Agreement (back up information) for the above referenced security bond. I have forwarded a memo and original cashier's check to you via interoffice and you should receive it shortly.

If you have any questions, please just give me a call.

*It's a beautiful day, go out and enjoy it :)*

Pati Kopke  
Board Records  
For R.B. "Chips" Shore  
Manatee County Clerk of the Circuit Court & Comptroller  
[www.ManateeClerk.com](http://www.ManateeClerk.com)  
[Pati.Kopke@ManateeClerk.com](mailto:Pati.Kopke@ManateeClerk.com)  
941-749-1800 Ext. 4162  
"Pride in Service with a Vision to the Future"



SUNTRUST

Official Check

64-79/611  
8437865337

Fraud Protected  
by Positive Pay

Purchaser

UGLP LOTS, LLC

Date

AUG. 8, 2012

Initials (type) 135260 0840170  
Center

PAY

\*\*\*\*\*\$2,065.00\*\*\*\*\*

\$ \*\*2,065.00\*\*

To the  
Order  
of

MANATEE COUNTY, FLORIDA

SunTrust Banks, Inc. by its Authorized Agent  
SunTrust Bank



Payable at SunTrust Bank

DEFECT SECURITY WARRANTING REQUIRED IMPROVEMENTS FOR:  
UNIVERSITY GROVES ESTATES RESERVE

Authorized Signature

Chris Young

⑈8437865337⑈ ⑆061100790⑆ 7019019996⑈

**From:** [Wendy Fuller](#)  
**To:** [Pati Kopke](#)  
**Cc:** [Susan Romine](#)  
**Subject:** University Groves Estates Reserve  
**Date:** Tuesday, August 28, 2012 9:37:34 AM

---

Pati –

Please be advised the above subdivision deposit as defect security warranting completion of required improvements account is 101 0000000 229100/0250070 3003.

Thank you

Wendy Fuller  
Treasury Mgmt  
For R.B."Chips" Shore  
Manatee County Clerk of the Circuit Court & Comptroller  
941-741-4012  
"Pride in Service with Vision to the Future"

---

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.



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

Recorded with  
Manatee County Florida Clerk  
Access Official Records at  
www.ManateeClerk.com

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

**THIS FIRST AMENDMENT** is made this 8<sup>th</sup> 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:**



Signature of Witness

Dawn Padova

Print Name of Witness



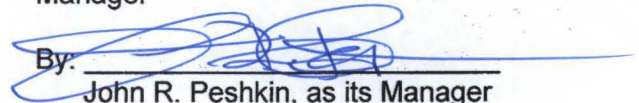
Signature of Witness

Evan Liss

Print Name of Witness

**UGLP LOTS, LLC**

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

  
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.

(Notary Seal)



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

1743433\_2.docx

Evan Liss

Notary Public

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.



**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: Eagleston 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**

<b><u>LOTS</u></b>	<b><u>2.5" Caliper</u></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	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

<b><u>LOTS</u></b>	<b><u>2.5" Caliper</u></b>
52 – 53	1
54 – 55	1
56 – 57	2
71 – 72	1
73 – 74	1
75 – 76	1
77 – 78	1
<b>TOTAL</b>	<b>51</b>

## 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 25<sup>th</sup> 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 HARR  
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 25<sup>th</sup> day of September, 2006, by  
Robert R. Nelson, as Managing Member, (Title), on behalf of the corporation identified herein ~~and~~  
~~and~~ 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 23<sup>d</sup> day of  
October, 2007

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

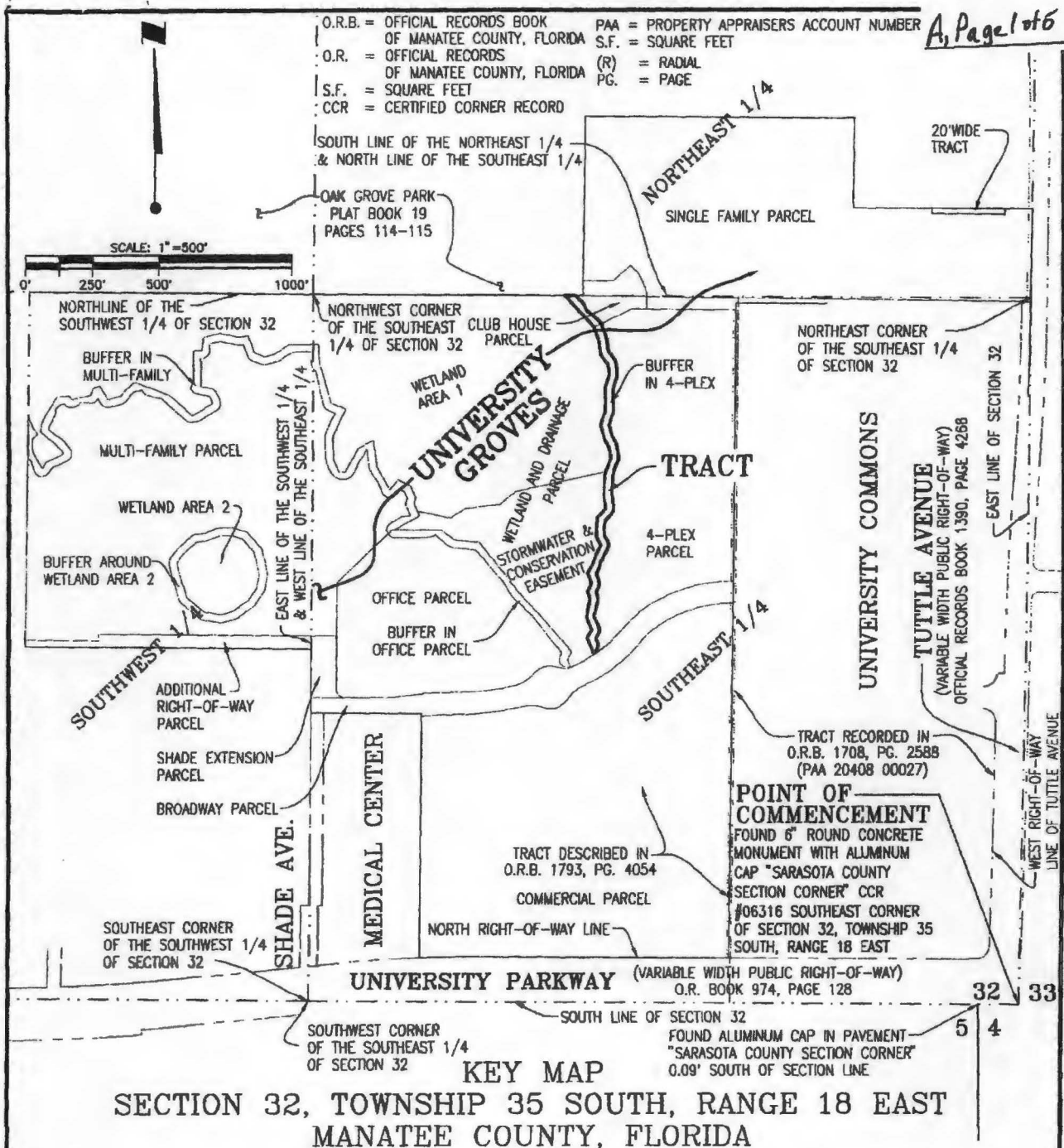
BY: [Signature]  
Vice - Chairman

ATTEST: R. B. Shore, Clerk of the Circuit Court

[Signature]  
Deputy Clerk

EXHIBIT

A, Page 1 of 6



FOR: W.G. Mills, Inc.

Sep 27, 2006 - 10:01:49

This is NOT a Survey.

J:\C\W\AL\X\SLR\02724\101\SKETCH\A\S2724-007-K2E.dwg

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

**Wilson Miller**

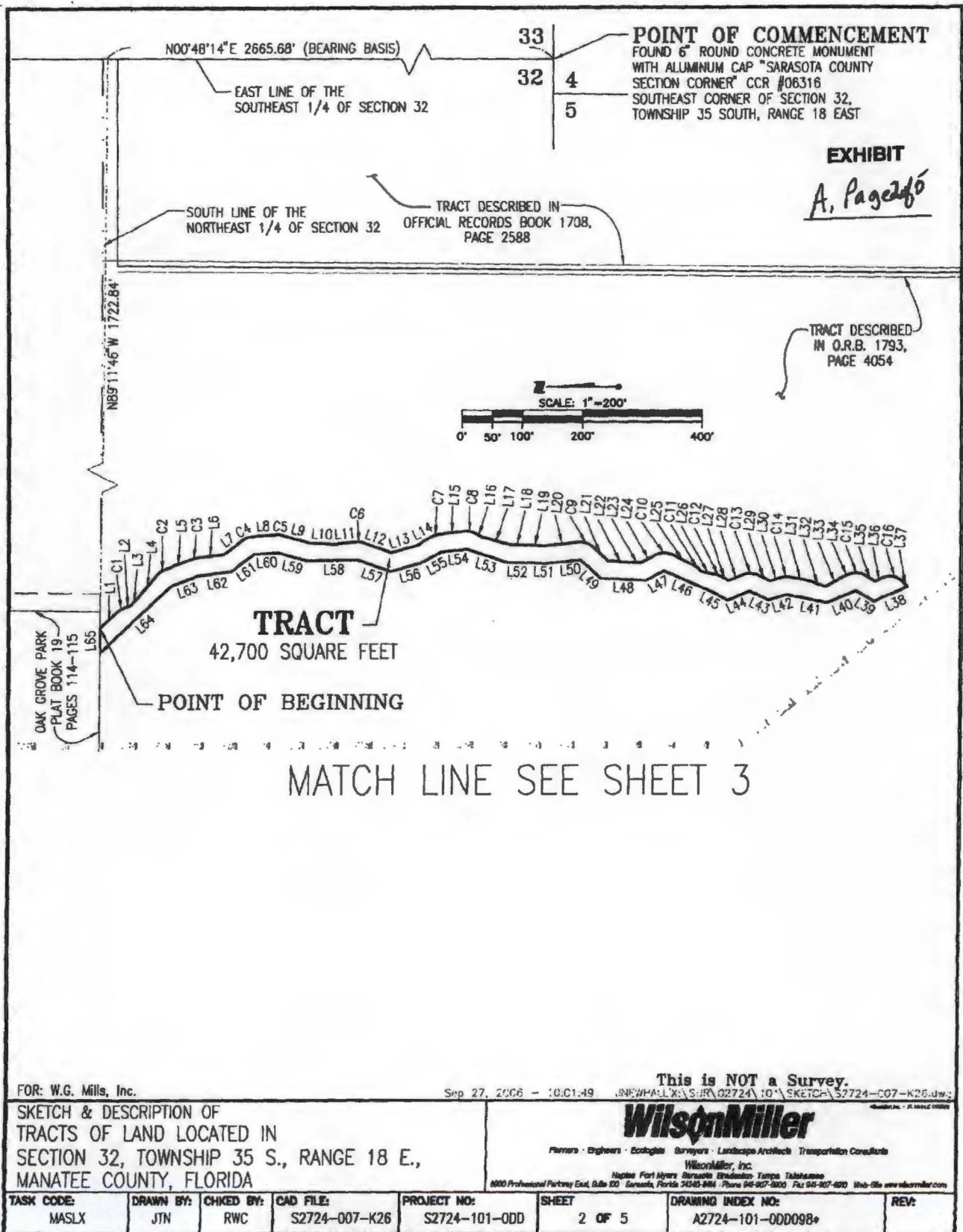
Planners Engineers Ecologists Surveyors Landscape Architects Transportation Consultants

Wilson Miller, Inc.

Hopkins Fort Myers Sarasota Bradenton Tampa Tallahassee

6800 Professional Parkway East, Suite 100 Sarasota, Florida 34240-6404 Phone 941-957-9800 Fax 941-957-9800 Web Site www.wilsonmiller.com

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'	13.06'	S07°03'30"W
C7	30.00'	23°13'59"	12.16'	12.08'	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.

Sep 27, 2006 - 10:01:49

This is NOT a Survey.

\\NEW-ALL\K\SUR\02724\101\SKE\Ch\S2724-101-K26.dwg

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.

Angelo Port Igares - Orlando - Bradenton - Tampa - Tallahassee

800 Professional Parkway East, Suite 100 - Bradenton, Florida 34204-6661 - Phone 941-857-0500 - Fax 941-857-0500 - Web Site: www.wilsonmiller.com

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



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, 2006 - 10:03:22

This is NOT a Survey.

J:\NEWHAUS\JMS\SUR\02724\101\SKETCH\S2724-007-K26.dwg

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.

Naples - Fort Myers - Sarasota - Bradenton - Tampa - Tallahassee

8800 Professional Parkway East, Suite 100 Sarasota, Florida 34240-9461 Phone 941-907-9800 Fax 941-907-9800 Web Site www.wilsonmiller.com

TASK CODE: MASLX	DRAWN BY: JTN	CHECKED BY: RWC	CAD FILE: S2724-007-K26	PROJECT NO: S2724-101-000	SHEET 4 OF 5	DRAWING INDEX NO: A2724-101-000098	REV:
---------------------	------------------	--------------------	----------------------------	------------------------------	-----------------	---------------------------------------	------

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.

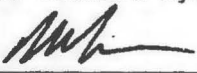
Said tract contains 42,700 square feet or 0.9803 acres, more or less.

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

FOR: W.G. Mills, Inc.

Sep 27, 2006 - 10:09:22

This is NOT a Survey.

\\NEW-FLEX\GIS\62724\101\SKETCH\A2724-007-K26.dwg

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.

Naples Fort Myers Sarasota Bradenton Tampa Tallahassee

4000 Professional Parkway East, Suite 100 Sarasota, Florida 34240-9461 Phone 941-927-9000 Fax 941-927-9000 Web Site www.wilsonmiller.com

TASK CODE: MASLX	DRAWN BY: JTN	CHECKED BY: RWC	CAD FILE: S2724-007-K26	PROJECT NO: S2724-101-000	SHEET 5 OF 5	DRAWING INDEX NO: A2724-101-000098+	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
<b>INCOME</b>										
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
<b>TOTAL INCOME</b>	<b>\$ 91,752.35</b>	<b>\$ 99,032.54</b>	<b>\$ 102,003.52</b>	<b>\$ 105,063.62</b>	<b>\$ 108,215.53</b>	<b>\$ 111,462.00</b>	<b>\$ 114,805.86</b>	<b>\$ 118,250.03</b>	<b>\$ 121,797.53</b>	<b>\$ 125,451.46</b>
<b>COMMON EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES:</b>										
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	\$ 10,101.88	\$ 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
<b>TOTAL ADMIN. EXPENSES</b>	<b>\$ 13,411.25</b>	<b>\$ 14,184.39</b>	<b>\$ 14,609.92</b>	<b>\$ 15,048.22</b>	<b>\$ 15,499.66</b>	<b>\$ 15,964.65</b>	<b>\$ 16,443.69</b>	<b>\$ 16,936.90</b>	<b>\$ 17,445.01</b>	<b>\$ 17,968.36</b>
<b>OPERATING EXPENSES:</b>										
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	\$ 2,609.55
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	\$ 1,236.00	\$ 1,273.08	\$ 1,311.27	\$ 1,350.61	\$ 1,391.13	\$ 1,432.86	\$ 1,475.85	\$ 1,520.12	\$ 1,565.73
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 28,585.50</b>	<b>\$ 31,443.07</b>	<b>\$ 32,386.36</b>	<b>\$ 33,367.95</b>	<b>\$ 34,368.69</b>	<b>\$ 35,389.45</b>	<b>\$ 36,451.13</b>	<b>\$ 37,544.66</b>	<b>\$ 38,671.00</b>	<b>\$ 39,831.13</b>
<b>SINGLE FAMILY HOMES PASS-THROUGH COSTS</b>										
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	\$ 3,173.93	\$ 3,269.15	\$ 3,367.23	\$ 3,468.24	\$ 3,572.29	\$ 3,679.46
<b>Total SFH Pass-Through Costs</b>	<b>\$ 47,115.00</b>	<b>\$ 50,685.27</b>	<b>\$ 52,205.83</b>	<b>\$ 53,772.00</b>	<b>\$ 55,385.16</b>	<b>\$ 57,046.72</b>	<b>\$ 58,768.12</b>	<b>\$ 60,520.86</b>	<b>\$ 62,336.49</b>	<b>\$ 64,206.58</b>
<b>TOTAL EXPENSES TO SINGLE FAMILY BEFORE RESERVES</b>	<b>\$ 89,111.75</b>	<b>\$ 96,312.72</b>	<b>\$ 99,202.10</b>	<b>\$ 102,178.17</b>	<b>\$ 105,243.51</b>	<b>\$ 108,400.82</b>	<b>\$ 111,652.84</b>	<b>\$ 115,002.43</b>	<b>\$ 118,452.50</b>	<b>\$ 122,006.08</b>
<b>RESERVES</b>										
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
<b>TOTAL RESERVES</b>	<b>\$ 2,640.60</b>	<b>\$ 2,719.82</b>	<b>\$ 2,801.41</b>	<b>\$ 2,885.45</b>	<b>\$ 2,972.02</b>	<b>\$ 3,061.18</b>	<b>\$ 3,153.01</b>	<b>\$ 3,247.60</b>	<b>\$ 3,345.03</b>	<b>\$ 3,445.38</b>
<b>TOTAL ALLOCATED EXPENSES TO SINGLE FAMILY</b>	<b>\$ 91,752.35</b>	<b>\$ 99,032.54</b>	<b>\$ 102,003.52</b>	<b>\$ 105,063.62</b>	<b>\$ 108,215.53</b>	<b>\$ 111,462.00</b>	<b>\$ 114,805.86</b>	<b>\$ 118,250.03</b>	<b>\$ 121,797.53</b>	<b>\$ 125,451.46</b>
<b>TOTAL ALL EXPENSES</b>	<b>\$ 91,752.35</b>	<b>\$ 99,032.54</b>	<b>\$ 102,003.52</b>	<b>\$ 105,063.62</b>	<b>\$ 108,215.53</b>	<b>\$ 111,462.00</b>	<b>\$ 114,805.86</b>	<b>\$ 118,250.03</b>	<b>\$ 121,797.53</b>	<b>\$ 125,451.46</b>
<b>ESTIMATED EXCESS/(SHORTAGE)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>ASSESSABLE LOTS</b>	<b>45</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>
<b>ANNUAL ASSESSMENT PER LOT</b>	<b>\$ 2,038.94</b>	<b>\$ 2,107.08</b>	<b>\$ 2,170.29</b>	<b>\$ 2,235.40</b>	<b>\$ 2,302.46</b>	<b>\$ 2,371.53</b>	<b>\$ 2,442.68</b>	<b>\$ 2,515.96</b>	<b>\$ 2,591.44</b>	<b>\$ 2,669.18</b>
<b>MONTHLY ASSESSMENT PER LOT</b>	<b>\$ 169.91</b>	<b>\$ 175.59</b>	<b>\$ 180.86</b>	<b>\$ 186.28</b>	<b>\$ 191.87</b>	<b>\$ 197.63</b>	<b>\$ 203.56</b>	<b>\$ 209.66</b>	<b>\$ 215.95</b>	<b>\$ 222.43</b>



## 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

Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

BOARD RECORDS  
ATTN: PATI

RECEIPT  
#3 of #3

Thank You - Rec.# 420192687 -  
420192687  
Case No: 2012 RC 000000 - 2012 RC 000000  
Bk./Pg./Doc.# 2434/7190/3060015 -  
2434/7214/3060015  
08/30/2012 13:10:26  
nmurray RECORDING CASH BOOK  
CHECK/MONEY 1070 146.00  
ORDER  
Total 146.00  
Receipt(s) Amount 146.00  
Change 0.00

AR PAYOR: Book# Page#  
DOC TYPE: RST CALC AMOUNT: \$0.00  
PAGES: 17 FILE#  
Receipt: 420192687 8/30/12 10:19AM By: KG

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	9.00
R	RECORDING FEES	001	000000341100	0	69.00
R	CLERK CT TECH FUND	199	000000341160	0	32.30
R	FL ASSOC COURT CLERK	001	000000208911	0	1.70
R	BD OF COUNTY COMM	001	000000208912	0	34.00



RECEIPT TOTAL: \$146.00  
GRAND TOTAL: \$251.00

Receipt#  
420192685 thru 420192687

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

THIS RECEIPT MUST BE VALIDATED BY CENTRAL CASHIERING



**Manatee County**

**R.B. "Chips" Shore**

**Clerk of the Circuit Court and Comptroller**

P.O. Box 25400 • Bradenton, Florida 34206 • (941) 749-1800 • FAX (941) 741-4082 • [www.manateeclerk.com](http://www.manateeclerk.com)

**DATE:** September 12, 2012

**TO:** UGLP Lots, LLC  
4163 Clark Road  
Sarasota, FL 34233

**FROM:** Clerk of the Court  
Pati Kopke, Deputy Clerk  
Board Records Department  
P. O. Box 25400  
Bradenton, FL 34206

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

Attached please find an original recorded document regarding the above referenced item that was approved at the August 21, 2012 Board of County Commissioners meeting.

cc: Board Records  
RBS/SGR/

**"Pride in Service with a Vision to the Future"**

Clerk of Circuit and County Court - Clerk of Board of County Commissioners - County Comptroller, Auditor and Recorder

Manatee County Government Administrative Center  
First Floor, Commission Chambers  
August 21, 2012 - 9:00 a.m.

REVISED August 21, 2012 Regular Meeting  
Agenda Item #18

Subject

FINAL PLAT-University Groves Estates Reserve

Briefings

None

Contact and/or Presenter Information

Debbie Perron, extension 6866

Action Requested

FORM OF MOTION:

1. Approval of, authorization for Chairman to execute, and authorization to record Final Subdivision Plat;
2. Acceptance of, and authorization to record Lot Drainage and Grading Plan,
3. Acceptance of Cashier's Check No. 8437865337 from SunTrust;
4. Acceptance of, and authorization for Chairman to execute Agreement and Cashier's Check as Defect Security Warranting Required Improvements, Re: Cashier's Check No. 8437865337 from SunTrust.

Enabling/Regulating Authority

- Manatee County Land Development Code, Ordinance 90-01, As Amended,
- Manatee County Comprehensive Plan; Future Land Use Element Goal 2.4, Adequate & Available Public Facilities in All Developing Areas. The Developer has been issued a Certificate of Level of Service for Potable, Solid Waste, Sanitary Sewer, Transit, Drainage, Traffic and Fire Protection, Objection 2.4.2, Concurrency.

Background Discussion

- The final plat is for a single-family subdivision with 36 lots.
- The Developer has posted a Defect Security Bond to warrant the required utilities.
- All common areas will be maintained by the University Groves Estates Reserve Association, Inc.

County Attorney Review

Not Reviewed (No apparent legal issues)

APPROVED In Open Session Manatee County Board of County Commissioners
--

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please record the following documents:

1. Final Plat (4 pages),
2. Lot Drainage & Grading Plans (1 page),
3. First Amendment to Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions.

Note: Please send Jane Oliver at Public Works, the original bond and agreement.

Cost and Funds Source Account Number and Name

None

Amount and Frequency of Recurring Costs

None

Attachment: [University Groves Est. Reserve.pdf](#)



**MANATEE COUNTY GOVERNMENT  
BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
LAND DEVELOPMENT APPLICATION**

Date: 5

**FOR STAFF USE ONLY**

File Number: \_\_\_\_\_

File Name: \_\_\_\_\_

This application shall be used for all land development  
rezone or comprehensive plan amendment request.  
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: UNIVERSITY GROVES

TYPE OF APPROVAL DESIRED: FINAL PLAT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-05-16 / FSP-06-145

**A. Property Information**

1. Legal Description: THE TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES, PG 52 PG 185 LESS PUBLIC RIGHT OF WAY
2. D. P. Number(s): 2040504459
3. Section: 32 Township: 35 Range: 18
4. Subdivision Name (if Platted): THE TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES
5. Lot: \_\_\_\_\_ Block: 1
7. Address or Location of Property (See Address Coordinator, if physical address is needed):  
WEST OF TUTTLE AVENUE AND NORTH OF BROADWAY AVENUE - 47 SINGLE FAMILY RESIDENCES  
36TH STREET EAST, 32ND PLACE EAST, 31ST PLACE EAST
8. Present Zoning Classification: PDMU
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: RES-6
12. Flood Zone Category: X Map/Panel Numbers: 120153.0344C, REVISED 7/15/92
13. Property Size (to the nearest tenth of acre or sq. ft.): 13.8 ACRES
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.):  
VACANT RESIDENTIAL
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):  
a. North: RESIDENTIAL c. East: RESIDENTIAL  
b. South: BROADWAY AVENUE VACANT d. West: WETLAND
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):  
36 47 SINGLE FAMILY RESIDENCES



## B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: UGLP LOTS, LLC  
Address: 4163 CLARK ROAD, SARASOTA, FL  
Zip: 34233 Telephone: (941) 552-6705 Fax: (941) 349-0526  
Email Address: JPESHKIN@VANGUARDLAND.COM
  
2. Name of Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
  
3. Name of Agent: D. SHAWN LEINS, P.E. / AM ENGINEERING, INC.  
Address: 8340 CONSUMER COURT, SARASOTA, FL  
Zip: 34240 Telephone: (941) 377-9178 Fax: (941) 378-3786  
Email Address: SLEINS@AMENGFL.COM
  
4. Name of Engineer: D. SHAWN LEINS, P.E. / AM ENGINEERING, INC.  
Address: 8340 CONSUMER COURT, SARASOTA, FL  
Zip: 34240 Telephone: (941) 377-9178 Fax: (941) 378-3786  
Email Address: SLEINS@AMENGFL.COM
  
5. Name of Architect: N/A  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
  
6. Name of Landscape Architect: N/A  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.**

### **C. Signature**

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

UGLP Lots, LLC, a Florida limited liability company  
By: Vanguard Realtors, LLC, a Florida limited liability company  
as It's Manager

  
(Signature of Property Owner or Agent)

John R. Peshkin  
As It's Manager

### **Additional Information**

#### **CONTACT:**

Building & Development Services Department  
1112 Manatee Avenue West, Fourth Floor 34205  
P. O. Box 1000, Bradenton, FL 34206

**Telephone:** (941) 748-4501, Extension 6871

**Fax Number:** (941) 708-6152

<http://www.mymanatee.org>

**SUBDIVISION NAME:**

**UNIVERSITY GROVES ESTATES RESERVE**

**LEGAL DESCRIPTION:**

Tracts 100, 101, 102, 402, and Lots 1 through 36, inclusive, and Lots 43 through 49, inclusive, and Lots 58 through 70, inclusive, Townhouse Residences at University Groves, as recorded in Plat Book 52, Pages 185 through 189, Public Records of Manatee County, Florida.



**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT  
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (print): UGLP LOTS, LLC  
Mailing Address (print): 4163 CLARK ROAD, SARASOTA, FL  
Officer's Name and Title (print): JOHN R. PESHKIN, MANAGER

*Being first duly sworn, depose(s) and say(s):*

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: THE TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES, PB52 PG185 LESS PUBLIC RIGHT OF WAY

2. That this property constitutes the property for which a request for FINAL PLAT

*(Type of Application Approval Requested)*

Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint AM ENGINEERING, INC. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.  
UGLP Lots, LLC, a Florida limited liability company

By: Vanguard Realtors, LLC, a Florida limited liability company

As it's Manager

Owner's Signature/Print Title

John R. Peshkin  
As it's Manager

Owner's Signature/Print Title

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19th day of April, 2012 by John R. Peshkin who is personally known to me or who

(name of person acknowledging)

has produced \_\_\_\_\_ as identification.  
(type of identification)

My Commission Expires: 2/26/2016

Evan Liss

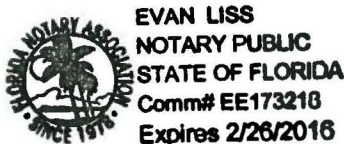
Signature of Person Taking Acknowledgment

Evan Liss

Name

Notary Public

Title or Rank



**SUBDIVISION NAME:**

**UNIVERSITY GROVES ESTATES RESERVE**

**LEGAL DESCRIPTION:**

Tracts 100, 101, 102, 402, and Lots 1 through 36, inclusive, and Lots 43 through 49, inclusive, and Lots 58 through 70, inclusive, Townhouse Residences at University Groves, as recorded in Plat Book 52, Pages 185 through 189, Public Records of Manatee County, Florida.

PAGE 1 OF 1

INVOICE FROM APPROVAL

Invoice No. - Pct.# 5653503 - 5653496  
 Case No. -  
 Bk./Pg./Doc.# -  
 05/10/2012 15:21:15  
 number REC PERMITTING CASH 5000  
 REC 1023 4,360.00  
 CHECK/MONEY

INVOICE # : 01000653896

PRINT DATE : 05/10/2012

ORDER  
 Total 4,360.00  
 Rec'd Amount 4,360.00  
 Balance 0.00

INVOICE DATE : 05/10/2012

PRINT TIME : 15:21:15

OPERATOR : ebarker

COPY # : 1

RECEIVED BY : EMB

CASH DRAWER: 01

REC'D. FROM : UGLP

Notes .....: TH RESIDENCES AT UNIV GROVE

SEE ID	DESCRIPTION	PAYMENT
SUB	FINAL SUBDIV PLAT	4360.00
TOTAL		4360.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	4,360.00	1023
TOTAL INVOICE :	4,360.00	

Manatee County  
CONCURRENCY LEVEL OF SERVICE (CLOS)  
RESERVATION APPLICATION

Project File # PDMU-06-16(P)(R) / FSP-06-145(R2) DTS application# 20120034

Project Name TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES

Site Address WEST OF TUTTLE AVENUE AND NORTH OF ROADWAY AVENUE - <sup>36</sup>/<sub>47</sub> SINGLE FAMILY RESIDENCES

DP# PART OF 20397.0000/9 and 20405.0010/9

Type of Approval Requested FINAL PLAT

Please indicate number(s) for appropriate uses:

Single Family # Units <sup>36</sup> / <sub>47</sub> SINGLE FAMILY RESIDENCES	Townhouse/Duplex # units	Mobile/Manufactured Home # units	Multi-Family # Units
#Seats/Pews	# Employees	#Hotel Rooms	# Berths
SF of Building	#Parking Spaces	#Classrooms (if school proposed)	#Students (if school proposed)
# RV Pads	# Beds	# Acres 13.8	

If a previous "parent" project approval remains unexpired, please identify:

Parent Project File # PDR-06-16 / FSP-06-145 CLOS# 07-001

Authorized by (print Owner/Agent name) JOHN R. PESHKIN UGLP LOTS, LLC

Signature By: Vanguard Realty, LLC, a Florida limited liability company  
As its Manager

Address 4163 CLARK ROAD

City/State/Zip SARASOTA, FL 34233

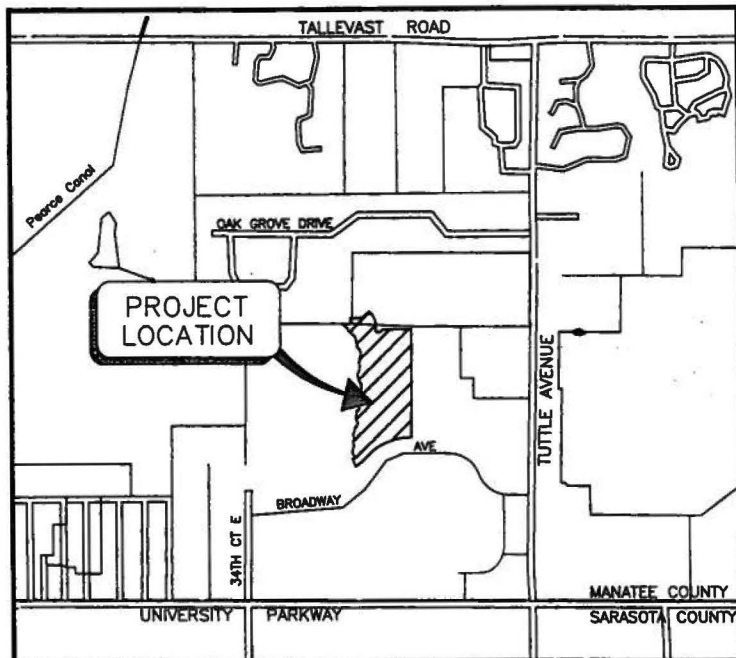
Telephone (941) 552-6705

Email JPESHKIN@VANGUARDLAND.COM

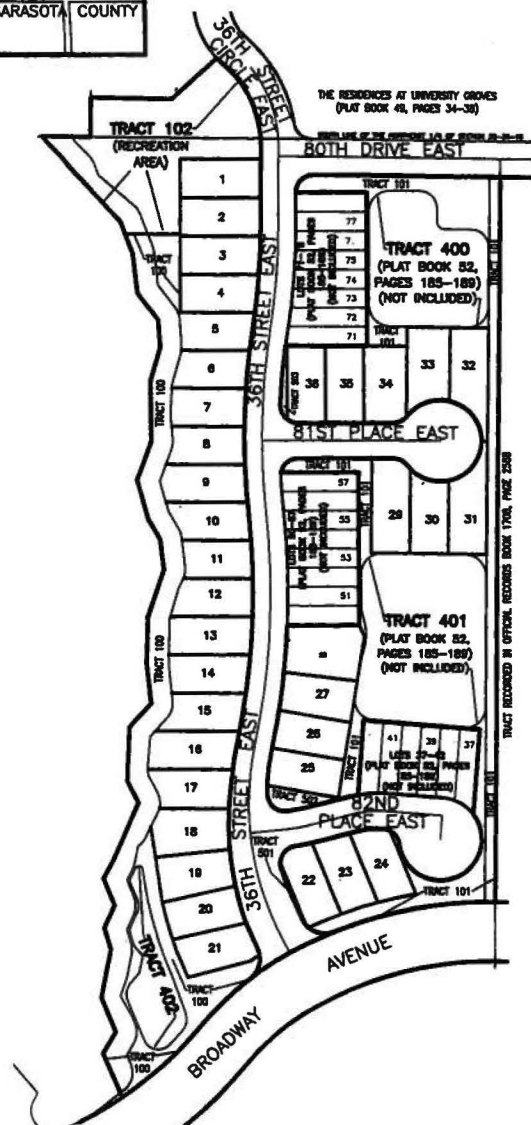


# UNIVERSITY GROVES ESTATES RESERVE

A REPLAT OF TRACTS 100, 101, 102, 402, AND LOTS 1 THROUGH 36, INCLUSIVE AND LOTS 43 THROUGH 49, INCLUSIVE AND LOTS 58 THROUGH 70, INCLUSIVE, TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES AS RECORDED IN PLAT BOOK 52, PAGES 185 THROUGH 189, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.



LOCATION MAP  
(NOT TO SCALE)



## TITLE CERTIFICATION

**SUBDIVISION NAME: UNIVERSITY GROVES ESTATES RESERVE**

**LEGAL DESCRIPTION:** Tracts 100, 101, 102, 402, and Lots 1 through 36, inclusive, and Lots 43 through 49, inclusive, and Lots 58 through 70, inclusive, Townhouse Residences at University Groves, as recorded in Plat Book 52, Pages 185 through 189, Public Records of Manatee County, Florida.

I, **PATRICK W. RYSKAMP**, Attorney at Law, hereby confirms that apparent record title to the land described above is in the name of **UGLP LOTS, LLC**, a Florida limited liability company, the entity executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgages or liens not satisfied or released of record are as follows:

MORTGAGEES: OFFICIAL RECORD BOOK AND PAGE(S)

None

**LIENS:**

None

WITNESS my hand and official seal in Sarasota County, Florida, this 7<sup>th</sup> day of June, 2012.

**PATRICK W. RYSKAMP**  
Williams, Parker, Harrison, Dietz & Getzen  
200 S. Orange Avenue  
Sarasota, FL 34236  
FL Bar No. 178179

**ENGINEER'S CERTIFICATION**

I, D. SHAWN LEINS, P.E., the Engineer of Record,  
do hereby certify that all improvements in connection with  
UNIVERSITY GROVES ESTATES RESERVE (Subdivision) have been personally  
inspected by me or a Florida Registered Engineer under my  
supervision and were thereby found to be completed in accordance  
with approved plans and specifications. This includes changes,  
authorized by a County Engineer, all Board of County Commissioners  
stipulations and applicable concurrency related improvements  
associated with this phase (or subdivision). As-built drawings  
showing all improvements as constructed accompany this certificate,  
as required by the respective County departments.

Signed and sealed this 30TH day of JULY, 2012.

Signed: 

D. SHAWN LEINS, P.E. (NAME)

7/31/12  
Florida Registered Engineer

No. 41078

**AFFIDAVIT BY DEVELOPER**

STATE OF FLORIDA :  
: SS  
COUNTY OF SARASOTA :

I, UGLP LOTS, LLC, Developer, having been first duly sworn, do now depose and say: That all persons, firms and corporations who have furnished services, labor or materials as of this date for the UNIVERSITY GROVES ESTATES RESERVE (Name of Subdivision), have fully completed their respective work and that there are no bills for labor, materials or applications in connection with such construction which have not been paid.

UGLP LOTS, LLC, a Florida limited liability company  
By: Vanguard Realtors, LLC, a Florida limited liability company  
As its Manager

By: [Signature]  
Signature of Developer  
Samantha J. Peshkin  
As its Vice President

**Notary Acknowledgment**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of July, 2012 by Samantha Peshkin, Vice President, ( Name of Officer or Agent, Title of Officer or Agent), of UGLP LOTS, LLC (Name of Corporation Acknowledged), a FLORIDA (State or Place of Incorporation) Corporation, on behalf of the Corporation. He/she is personally known to me or who has produced \_\_\_\_\_ (Type of Identification), as identification.

**NOTARY STAMP:**



EVAN LISS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE173213  
Expires 2/26/2016

Signature of Person Taking Acknowledgment

[Signature]  
(Name typed, printed or stamped, title or rank, serial number, if any)





# MANATEE COUNTY FLORIDA

August 6, 2012

Mr. D. Shawn Leins, P.E.  
AM Engineering, Inc.  
8340 Consumer Court  
Sarasota, FL 34240

RE: UNIVERSITY GROVES RESIDENCES  
TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES  
(PDMU-06-16(P)(R)/FSP-06-145(R2)) - (DTS #20120034)  
**Defect Cost Estimate**  
**Public Infrastructure Improvements**  
**Reason - (Relocated Water and Wastewater Services)**

Dear Mr. Leins:

Your cost estimate for the above referenced bond, dated **August 02, 2012**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of **\$2,065.00**, which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,



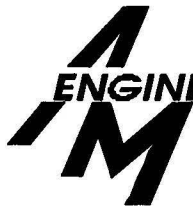
Sia Mollanazar, P.E.  
Deputy Director – Engineering Services

FO-SM

SM/mm/jh

cc: Record Management  
Jane Oliver, Sr. Administrative Specialist, Public Works Department  
Sue Sandhoff, Fiscal Operations Division Manager, Public Works  
Andy Fischer, Infrastructure Inspection Division Manager, Public Works Department  
Mark G. Mayer, Senior Development Review Specialist, Public Works

*Public Works Department / Engineering Services*  
Mailing Address: P. O. Box 1000, Bradenton, FL 34206-1000  
Street Address: 1022 26<sup>th</sup> Ave. E., Bradenton, FL 34208  
\* PHONE: 941.708-7462 \* FAX: 941.708-7475  
\* [www.myanatee.org](http://www.myanatee.org)



**ENGINEERING INC.**

**Consulting Engineers - Surveyors**  
**8340 Consumer Court, Sarasota, FL 34240 Telephone (941) 377-9178**  
**Facsimile (941) 378-3786**

**ENGINEER'S OPINION OF PROBABLE COST  
UNIVERSITY GROVES ESTATES RESERVE  
FOR DEFECT SECURITY BOND OF WATER AND WASTEWATER UTILITIES**

**Site Development Summary Cost Breakdown**

Water	\$14,785.00
Wastewater	\$ 5,865.00
Total Cost Opinion	\$20,650.00
Total x 10%	\$2,065.00

**Certificate of Cost Estimate**

I. D. Shawn Leins, P.E. do hereby estimate that the cost of the improvements itemized above is Twenty Thousand Six Hundred Fifty Dollars (\$20,650.00), and that Two Thousand Sixty Five Dollars (\$2,065.00), 10% of that estimate, per Manatee County Land Development Code 722.3.4.2 is the required amount for the defect security bond.

Signed and sealed this 2<sup>nd</sup> day of August 2012.

Signed:

  
\_\_\_\_\_  
D. Shawn Leins, P.E.

Florida Registered Engineer No. 41078

**ENGINEER'S OPINION OF PROBABLE COST  
UNIVERSITYGROVES ESTATES RESERVE**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>A.</b>	<b>SANITARY SEWER</b>				
	CAP 6" SEWER SERVICES @ WYE	26	EA	\$395.00	\$10,270.00
	EXTEND EXIST SEWER SERVICES TO LOT LINE	7	EA	\$645.00	\$4,515.00
	<b>Subtotal Sanitary Sewer</b>				<b>\$14,785.00</b>
<b>B.</b>	<b>WATER DISTRIBUTION SYSTEM</b>				
	REMOVE EXISTING 1" SHORT WATER SERVICES	7	EA	\$265.00	\$1,855.00
	REMOVE EXISTING 1" LONG WATER SERVICES	12	EA	\$305.00	\$3,660.00
	EXTEND EXISTING WATER SERVICES TO LOT LINE	2	EA	\$ 175.00	\$350.00
	<b>Subtotal Water Distribution System</b>				<b>\$5,865.00</b>
	<b>TOTAL</b>				<b>\$20,650.00</b>



Official Check

64-79/611  
8437865337

Purchaser

UGLP LOTS, LLC

Fraud Protected  
by Positive Pay

Date

135260 0840170  
Initials (type) Center

PAY

\*\*\*\*\$2,065.00\*\*\*\*

AUG. 8, 2012

\$ \*\*2,065.00\*\*

To the  
Order  
of

MANATEE COUNTY, FLORIDA

SunTrust Banks, Inc. by its Authorized Agent  
SunTrust Bank



Payable at SunTrust Bank

DEFECT SECURITY WARRANTING REQUIRED IMPROVEMENTS FOR:  
UNIVERSITY GROVES ESTATES RESERVE

Authorized Signature

Chris Young

⑈8437865337⑈ ⑆061100790⑆ 7019019996⑈





I certify from the records of this office that UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on August 9, 2006.

The document number of this corporation is N06000008447.

I further certify that said corporation has paid all fees due this office through December 31, 2011, that its most recent annual report/uniform business report was filed on April 25, 2011, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 812A00010102-032312-N06000008447-1/1, noted below.

Authentication Code: 812A00010102-032312-N06000008447-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Twenty-third day of March, 2012



*Ken Detzner*  
Ken Detzner  
Secretary of State



I certify the attached is a true and correct copy of the Amended and Restated Articles of Incorporation, filed on February 23, 2012, for TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES ASSOCIATION, INC. which changed its name to UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H12000075949. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is N06000008447.

Authentication Code: 812A00010102-032312-N06000008447-1/1



Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Twenty-third day of March, 2012

*Ken Detzner*  
Ken Detzner  
Secretary of State



March 23, 2012

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.  
8374 MARKET STREET  
#111  
BRADENTON, FL 34202US

Re: Document Number N06000008447

The Amended and Restated Articles of Incorporation for TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES ASSOCIATION, INC. which changed its name to UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC., a Florida corporation, were filed on February 23, 2012.

The certification you requested is enclosed. To be official, the certificate for a certified copy must be attached to the original document that was electronically submitted under FAX audit number H12000075949.

Should you have any questions concerning this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Sylvia Gilbert  
Regulatory Specialist II  
Division of Corporations

Letter Number: 812A00010102

**AMENDED AND RESTATED**  
**ARTICLES OF INCORPORATION**  
**OF**  
**UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.**  
**(FKA TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES ASSOCIATION, INC.)**

(A Corporation Not For Profit)

The Articles of Incorporation of University Groves Estates Reserve Association, Inc., a Florida corporation not for profit, formerly known as Townhouse Residences at University Groves Association, Inc., a Florida corporation not for profit (the "Association"), were amended and restated by the directors of the corporation on March 6, 2012, striking the Articles of Incorporation currently on file with the Florida Department of State in their entirety and substituting in their place the following:

**ARTICLE 1**  
**NAME AND ADDRESS OF CORPORATION**

The name of this corporation shall be:

UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.

hereinafter in these Articles referred to as the "Association." The current principal office address of the Association is 7350 Point of Rocks Road, Sarasota, Florida 34242.

**ARTICLE 2**  
**PURPOSES**

**2.1 General Purposes.** The Association is organized for the general purpose of promoting the health, safety, and social welfare of the Owners of Lots within the community known as "University Groves Estates Reserve," being developed in Manatee County, Florida, by UGLP Lots, LLC, a Florida limited liability company ("Declarant"). The Community is more particularly described in that certain document entitled "Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates Reserve" (the "Declaration"), which is to be recorded in the Public Records.

**2.2 Specific Purposes.** The purposes of the Association shall include the following:

- A. To operate, maintain, manage, improve, and administer the use of the Common Areas, and other portions of the Community, to the extent set forth in the Declaration.
- B. To perform all duties and obligations assigned to the Association by the terms of the Declaration.
- C. To take such action as may be deemed appropriate by the Board of Directors to promote the health, safety, and social welfare of the Owners.
- D. To operate without profit for the sole and exclusive benefit of its members.

**2.3 Construction.** All capitalized words and terms used herein which are defined in the Declaration, shall be used herein with the same meaning as defined in the Declaration. In the event of any conflict between the provisions of these Articles of Incorporation and the provisions of the Declaration, the provisions of the Declaration shall control.



### ARTICLE 3 POWERS

**3.1 General Powers.** The Association shall have all powers that are or may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

**3.2 Specific Powers.** The Association's powers shall include the following:

A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient (including the borrowing of money and the sale of property owned by the Association) for carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

B. To establish budgets and to fix Assessments to be levied against Lots pursuant to the Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, including reasonable contingency funds for ensuing years and reasonable annual reserves for anticipated major capital repairs, maintenance, improvements, and replacements.

C. To place liens against any Lot for delinquent and unpaid Assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such Assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association, all in accordance with the provisions of the Declaration.

D. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.

E. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

F. To delegate such of the ministerial functions of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

G. To charge recipients of services rendered by the Association and users of property of the Association where such charges are deemed appropriate by the Board of Directors.

H. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.

I. To borrow money for the acquisition of property or for any other lawful purpose of the Association, and to make, accept, endorse, execute, and issue debentures, promissory notes, or other obligations of the Association for borrowed monies, and to secure the payment of any such obligation by mortgage, pledge, security agreement, or other instrument of trust, or by lien upon, assignment of, or agreement in regard to all or any part of the real or personal property, or property rights or privileges, of the Association wherever situated.

J. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration.

K. To exercise all powers conferred upon the Association by the Declaration, subject to all limitations and obligations imposed upon the Association by the terms thereof.

## **ARTICLE 4** **MEMBERS**

**4.1 Classes of Members.** The Association shall have two classes of members, comprised as follows:

A. **Class A Members.** Class A members shall be all Owners of Lots in the Community. Such Owners shall automatically become Class A members upon acquiring the fee simple title to their respective Lots.

B. **Class B Member.** The Class B member shall be Declarant, any successor to or legal representative of Declarant, or any Person to whom all rights of Declarant under the Declaration or these Articles of Incorporation are hereafter assigned pursuant to written instrument recorded in the Public Records.

**4.2 Termination of Membership.** The Class B membership shall automatically terminate on the Final Development Date, after which time the Association membership shall be comprised solely of Class A members. The membership of any Class A member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's Lot, except that nothing herein contained shall be construed as terminating the membership of any member who may own two or more Lots as long as such member continues to own at least one Lot.

**4.3 Membership Appurtenant to Lot Ownership.** The interest of any Class A member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Lot which is the basis of his membership in the Association.

**4.4 List of Members.** The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes a member of the Association, it shall be such party's duty and obligation to so inform the Secretary in writing, giving his name, mailing address, and legal description of his Lot; provided, however, that any notice given to or vote accepted from the prior Owner of such member's Lot before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary may, but shall not be required to, search the Public Records or make other inquiry to determine the status and correctness of the list of members of the Association maintained by him and shall be entitled to rely upon the Association's records until notified in writing of any change in ownership.

## **ARTICLE 5** **VOTING**

The voting rights of the members of the Association shall be as set forth in the Declaration.

## **ARTICLE 6** **BOARD OF DIRECTORS**

**6.1 Number.** The affairs of the Association shall be managed by a Board of Directors consisting of three Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three Directors.

**6.2 Appointment and Election.** All Directors shall be appointed by the Class B member until the annual meeting of members in the year 2013. Commencing with such annual meeting and continuing thereafter until the Turnover Meeting, the Class B member shall have the right to appoint a majority of the Directors, and the remaining Directors shall be elected by the Class A members in accordance with the provisions of Article 6.3. Commencing with the Turnover Meeting and continuing thereafter until the Termination Meeting, a majority of the Directors shall be elected by the Class A

members in accordance with the provisions of Article 6.3, and the Class B member shall have the right to appoint the remaining Directors. Commencing with the Termination Meeting, all Directors shall be elected by the Class A members in accordance with the provisions of Article 6.3.

A. Turnover Meeting. As used herein, the "Turnover Meeting" shall mean the first annual or special meeting of members following the earlier of the following two dates: (1) the date which is three months after 90 percent of the Lots that will ultimately be included in the Community have been conveyed to Class A members; or (2) the date on which the Class B member, by written notice to the Association, relinquishes its right to appoint a majority of the Directors.

B. Termination Meeting. As used herein, the "Termination Meeting" shall mean the first annual or special meeting of members following the earlier of the following two dates: (1) the date on which the Class B member no longer holds for sale in the ordinary course of business at least five percent of the Lots that will ultimately be included in the Community; or (2) the date on which the Class B member, by written notice to the Association, relinquishes its right to appoint any Directors.

6.3 Election. All Directors who are not subject to appointment by the Class B member shall be elected by the Class A members. Elections of Directors shall be by plurality vote.

6.4 Qualification and Term. Directors need not be members of the Association. Directors appointed by the Class B member shall not serve fixed terms, but shall serve at the pleasure of the Class B member. Except as may be otherwise required by the terms of Article 6.2, Directors elected pursuant to Article 6.3 shall be elected at the annual meeting of members, and their term shall expire at the next succeeding annual meeting of members. Commencing with the Turnover Meeting, except for persons appointed as Directors by the Class B member, no person shall serve as a Director for successive terms or more than two terms during any five-year period.

6.5 Removal. Any Director elected pursuant to Article 6.3 may be removed from office with or without cause only by majority vote of the Class A members. Any Director appointed by the Class B member may be removed and replaced with or without cause by the Class B member, in the Class B member's sole discretion.

6.6 Current Board. The names and addresses of the persons constituting the current Board of Directors are as follows:

Samantha J. Peshkin	-	7350 Point of Rocks Road Sarasota, Florida 34242
John R. Peshkin	-	7350 Point of Rocks Road Sarasota, Florida 34242
Brian F. Watson	-	7350 Point of Rocks Road Sarasota, Florida 34242

## ARTICLE 7 OFFICERS

7.1 Number, Qualification, and Term. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice President, and a Secretary and such other officers as the Board of Directors shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected at the annual meeting of the Board of Directors, and their term shall expire at the next succeeding annual meeting of the Board of Directors.



Commencing with the Turnover Meeting, no person shall serve as an officer for successive terms or for more than two terms during any five-year period.

**7.2 Current Officers.** The names of the officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors are as follows:

President	Samantha J. Peshkin
Vice President	John R. Peshkin
Secretary	Brian F. Watson

#### **ARTICLE 8** **CORPORATE EXISTENCE**

The Association shall have perpetual existence.

#### **ARTICLE 9** **BYLAWS**

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles of Incorporation. Thereafter, the Bylaws may be altered, amended, or rescinded by a majority vote of the Directors in the manner provided by such Bylaws. No amendment to the Bylaws prior to the Final Development Date, however, shall be effective without the written consent of the Class B member.

#### **ARTICLE 10** **AMENDMENTS TO ARTICLES OF INCORPORATION**

These Articles of Incorporation may be altered, amended, or repealed by the affirmative vote of a majority of the Board of Directors. No amendment to these Articles of Incorporation prior to the Final Development Date, however, shall be effective without the written consent of the Class B member.

#### **ARTICLE 11** **REGISTERED OFFICE AND REGISTERED AGENT**

The current registered office of the Association is 1162 Indian Hills Boulevard, Venice, Florida 34293, and the registered agent at such address is Keys-Caldwell, Inc. The Association may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

#### **ARTICLE 12** **BUDGET AND EXPENDITURES**

The Association shall obtain funds with which to operate by Assessments levied against its members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of these Articles of Incorporation and the Association's Bylaws. Pursuant to the Declaration, the Board of Directors shall annually adopt budgets for the operation of the Association for the ensuing fiscal year and for the purpose of levying Assessments against all Lots, which budget shall be conclusive and binding upon all members; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budgets.



**ARTICLE 13**  
**INCORPORATOR**

The name and street address of the incorporator of the Association is as follows:

No change.

**ARTICLE 14**  
**INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

**ARTICLE 15**  
**DISSOLUTION OF THE ASSOCIATION**

**15.1 Dissolution.** Upon expiration of the term of the Declaration, the Association may be dissolved upon a resolution to that effect being approved by the holders of two-thirds of the members of the Board of Directors and upon compliance with any applicable laws then in effect.

**15.2 Distribution of Assets.** Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

A. The Common Areas shall be conveyed to an appropriate agency of local government, provided such agency is willing to accept the conveyance. If no such agency is willing to accept the conveyance, then the common areas shall be dedicated to such other entity as may be approved by Manatee County.

B. Except as may be otherwise provided by the terms of the Declaration, all remaining assets, or the proceeds from the sale of such assets, shall be apportioned among the Lots pro rata to the number of Assessment Shares allocated to such Lots, and the share of each Lot shall be distributed to the then Owner thereof.

**ARTICLE 16**  
**BINDING EFFECT**


The provisions hereof shall bind and inure to the benefit of the members and their respective successors and assigns.

**CERTIFICATE**

University Groves Estates Reserve Association, Inc., a Florida corporation not for profit, formerly known as Townhouse Residences at University Groves Association, Inc., a Florida corporation not for profit, does hereby certify that the foregoing amendment was approved on March 6, 2012, by resolution of the Board of Directors of the Association, and that approval of such amendment by the members of the Association is not required.

IN WITNESS WHEREOF, the Association has caused these Articles of Amendment to be executed this 6 day of March, 2012.

UNIVERSITY GROVES ESTATES RESERVE  
ASSOCIATION, INC.

  
BY: William J. Pecher  
As its President

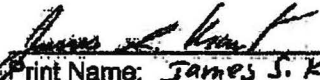
1027320\_1.docx

### ACKNOWLEDGEMENT OF REGISTERED AGENT

By execution hereof, the undersigned accepts appointment as registered agent of University Groves Estates Reserve Association, Inc. f/k/a Townhouse Residences at University Groves Association, Inc., and is familiar with, and accepts, the obligations of that position.

In witness whereof, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.

Keys-Caldwell, Inc.,  
a Florida corporation

By:   
Print Name: James S. Kraut  
As its: President

25. \$477.50

✓ Prepared by: Patrick W. Ryskamp  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34238

*Please see  
information, pages  
2-40 and 42-55 in  
the Public Records as noted.*

AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS  
OF  
UNIVERSITY GROVES ESTATES RESERVE  
(F/K/A THE TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES)

TABLE OF CONTENTS

ARTICLE 1 DEFINITIONS ..... 1

ARTICLE 2 THE COMMUNITY ..... 4

2.1 DESCRIPTION. .... 4

2.2 PROPERTY COMPRISING THE COMMUNITY. .... 4

2.3 EXPANSION OF THE COMMUNITY. .... 4

2.4 WITHDRAWAL OF PROPERTY FROM THE COMMUNITY..... 5

2.5 NOTICE AS TO ON-SITE AND OFF-SITE ACTIVITIES..... 5

2.6 NOTICE AS TO ROADWAY CONNECTION FOR UNRELATED DEVELOPMENT. .... 5

ARTICLE 3 THE ASSOCIATION..... 5

3.1 PURPOSES..... 5

3.2 MEMBERSHIP..... 5

3.3 VOTING. .... 5

3.4 FEES. .... 5

ARTICLE 4 COMMON AREAS..... 6

4.1 GENERAL..... 6

4.2 TRANSFER OF OWNERSHIP OF COMMON AREAS. .... 6

4.3 USE OF COMMON AREAS. .... 6

4.4 COMPLIANCE WITH LAND DEVELOPMENT CODE. .... 7

4.5 SWFWMD. .... 7

4.6 CONSERVATION AREAS..... 8

4.7 COMMON AREAS..... 8

ARTICLE 5 LOT DEVELOPMENT ..... 9

5.1 ARCHITECTURAL CONTROL. .... 9

5.2 APPROVED BUILDERS. .... 9

5.3 REQUIRED INSTALLATIONS. .... 9

ARTICLE 6 MAINTENANCE..... 10

6.1 GENERAL..... 10

6.2 MAINTENANCE OF THE COMMON AREAS. .... 10

6.3 STORMWATER MANAGEMENT SYSTEM. .... 10



IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed in its name as of the date first above written.

WITNESSES:

[Signature]  
Signature of Witness  
Raymond W. Berk III  
Print Name of Witness  
[Signature]  
Signature of Witness  
Sam Mollek  
Print Name of Witness

UGLP LOTS, LLC

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

[Signature]  
John R. Peshkin

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March 2012 by John R. Peshkin, as Manager of Vanguard Realtors, LLC, a limited liability company, as Manager of UGLP LOTS, LLC, a Florida limited liability company, on behalf of the companies. The above-named person is personally known to me or has produced Driver License as identification. If no type of identification is indicated, the above-named person is personally known to me.



[Signature]  
Signature of Notary Public  
Lance Williams.  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my  
commission expires on 4/22/2014.

1613358\_3.docx

DATE: August 23, 2012

## **University Groves Estates Reserve**

Final Plat – 4 pages	\$75.00
Lot Drainage and Grading Plans (1 page)	30.00
First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Of University Groves Estates Reserve (17 pages)	146.00

Also attached is check 1070 in the amount of \$251.00.

Please call Pati at ext. 4162 with the Plat Book and Page Numbers.

THANK YOU.

sub replat  
plat 55  
Pgs 47, 48, 49, 50

---

Drainage  
plat 2  
Pg 61