

**CERTIFICATE OF THE FIRST AMENDMENT TO AND SUPPLEMENTAL
DECLARATION OF COVENANTS AND RESTRICTIONS
RELATING TO SAWGRASS LAKES P.U.D.**

WHEREAS, the Declaration of Covenants and Restrictions for Sawgrass Lakes P.U.D. was recorded at Official Record Book 1132, Page 2077, Public Records of St. Lucie County, Florida;

WHEREAS, pursuant to Section 2.2 of the Declaration, the Developer is authorized to subject to the Declaration additional property which is part of the property described in Exhibit "A-2" to the Declaration, without the consent or joinder of the Association and/or any owner;

WHEREAS, through error or omission, Exhibit "E" as referenced in Sections 1.24, 1.30, 5.2 and 14.2 of the Declaration was never recorded;

WHEREAS, pursuant to Section 15.5.A of the Declaration, the Developer has the unilateral right to amend the Declaration until control of the Board of Directors is turned over to its members;

WHEREAS, the original developer was Sawgrass Lakes, Inc., a Florida corporation, who has assigned all of its right, title and interest as developer under the Declaration with exhibits and applicable Florida statutes to SovereI Development Sawgrass Lakes, Inc., a Florida corporation;

WHEREAS, the Developer is now SovereI Development Sawgrass Lakes, Inc., who has not as yet turned over control of the Board of Directors of the Association to its members; and

WHEREAS, the Developer desires to add certain parcels of real property to that covered by the Declaration and in connection therewith, amends Section 2.1 of the Declaration, and amends Section 8.11 of the Declaration and Exhibit "B" to the Declaration in the particulars set forth below.

NOW, THEREFORE, the Developer hereby subjects the property described in Exhibit "A-1" attached to and made a part of this amendment to the provisions of the Declaration and jurisdiction of the Association, and such added property shall be held, sold and conveyed subject to the Declaration and any amendments and supplements thereto, and also makes the following amendments:

1. Exhibit "E" attached to and made a part of this Certificate is the Exhibit "E" which was omitted from the Declaration as originally recorded, and is hereby deemed incorporated into and made a part of the Declaration.

Jay Steven Levine, P.A.
3300 PGA Boulevard, Suite 970
Palm Beach Gardens, Florida 33410
(561) 827-3565

Return to: LCI
McCarthy Summers Bobko
2400 SE Federal Highway 4th
Street, FL 34994

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1966317 OR BOOK 1444 PAGE 2101
Recorded: 10/15/01 13:38

2. Exhibit "B" attached to the original Declaration is hereby amended, which amended Exhibit "B" is attached to and made a part of this certificate as Exhibit "B-1".

3. Section 8.11 of the Declaration shall be amended to read as follows:

"8.11 Irrigation System with respect to Sawgrass Lakes Plat No. 1 P.U.D. Phases 1A and 1B: Each Lot within Phases 1A and 1B, only, shall be hooked up to the irrigation water system of the Association, and the cost of such water shall be a common expense of the Association as provided for in Section 5.1 above."

CERTIFICATE OF ADOPTION

The Developer hereby amends the Declaration in the particulars as set forth above.

DATED this 2nd day of October, 2001.

WITNESSES:

**SOVEREL DEVELOPMENT
SAWGRASS LAKES, INC., a Florida
corporation**

Print Name: Thomas R. Sawyer
THOMAS R. SAWYER

By: [Signature]
President

Print Name: [Signature]
MARK W. SOVEREL

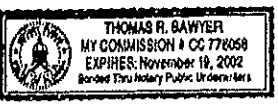
(SEAL)

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) SS:

I HEREBY CERTIFY that on the 2nd day of October, 2001, before me personally appeared MARK W. SOVEREL as president of **SOVEREL DEVELOPMENT SAWGRASS LAKES, INC.**, who is personally known to me and who did not take an oath and who executed the aforesaid Certification at his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of St. Lucie, State of Florida, the day and year last aforesaid.

DR BOOK 1444 PAGE 2102



NOTARY PUBLIC:

Sign: [Signature]

My commission expires: _____

EXHIBIT "A-1"

ADDITIONAL PROPERTY ADDED TO THE DECLARATION

- Phase 1B: All Sawgrass Lakes Plat No. 1 P.U.D. Phase 1B, as recorded in Plat Book 36, Pages 26, 26 a-b, Public Records of St. Lucie County, Florida.
- Phase 2: The plat of Sawgrass Lakes Phase 2, as recorded in Plat Book 38, Pages 32 and 32A through 32D, Public Records of St. Lucie County, Florida.
- Phase 5: The plat of Sawgrass Lakes Phase 5, as recorded in Plat Book 39, Pages 6, 6A, 6B and 6C, Public Records of St. Lucie County, Florida, being a replat of a portion of Tract "G" lying in Port St. Lucie, Section 37, as recorded in Plat Book 15, Page 16, of the Public Records of St. Lucie County, Florida, lying in Section 29, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

DR BOOK 1444 PAGE 2103

EXHIBIT "B-I"

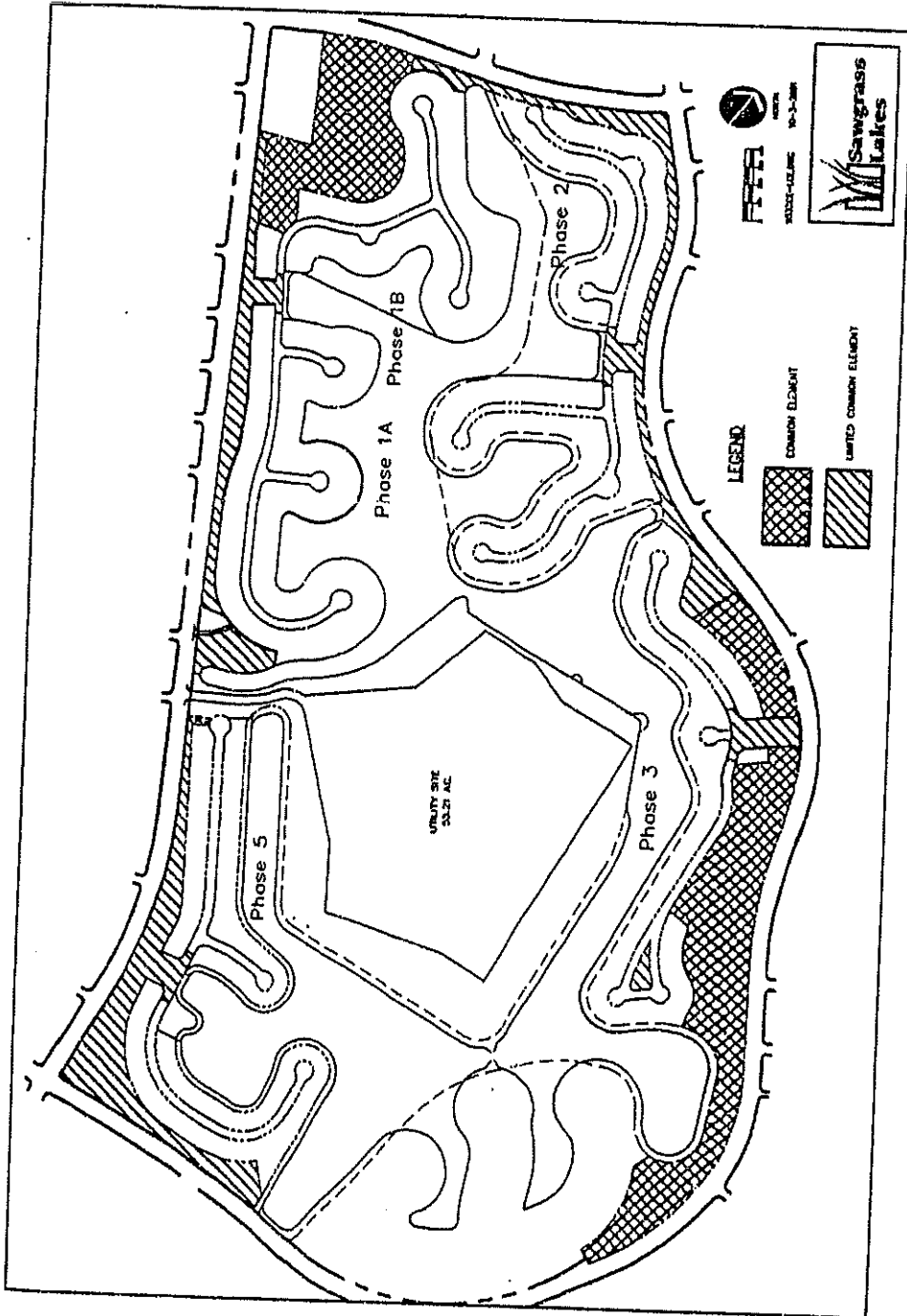


EXHIBIT "E"

SHARING OF COMMON EXPENSES

Except as otherwise provided in any covenant running with the land as to any Phase and in the last sentence of this Exhibit "E", each Lot shall be responsible for an equal share of the common expense of the Master Association. The obligation of each Phase and therefore the obligation of each Subassociation shall be a fraction of the total common expenses, as follows: The numerator is the number of Lots in the Phase, and the denominator is the number of all Lots within the jurisdiction of the Master Association from time to time. Notwithstanding the foregoing to the contrary, the common expenses with respect to any Limited Common Area shall be borne entirely by the Lots within the particular Phase.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2025426 OR BOOK 1509 PAGE 2970
Recorded:04/02/02 12:14

**CERTIFICATE OF THE SECOND AMENDMENT TO AND SUPPLEMENTAL
DECLARATION OF COVENANTS AND RESTRICTIONS
RELATING TO SAWGRASS LAKES P.U.D.**

WHEREAS, the Declaration of Covenants and Restrictions for Sawgrass Lakes P.U.D. was recorded at Official Record Book 1132, Page 2077, Public Records of St. Lucie County, Florida, and was amended as recorded at Official Record Book 1444, at Page 2101, Public Records of St. Lucie County, Florida;

WHEREAS, pursuant to Section 2.2 of the Declaration, the Developer is authorized to subject to the Declaration additional property which is part of the property described in Exhibit "A-2" to the Declaration, without the consent or joinder of the Association and/or any owner;

WHEREAS, pursuant to Section 15.5.A of the Declaration, the Developer has the unilateral right to amend the Declaration until control of the Board of Directors is turned over to its members;

WHEREAS, the original developer was Sawgrass Lakes, Inc., a Florida corporation, who has assigned all of its right, title and interest as developer under the Declaration with exhibits and applicable Florida statutes to Soverel Development Sawgrass Lakes, Inc., a Florida corporation;

WHEREAS, the Developer is now Soverel Development Sawgrass Lakes, Inc., who has not as yet turned over control of the Board of Directors of the Association to its members; and

WHEREAS, the Developer desires to add a certain parcel of real property to that covered by the Declaration and in connection therewith, amends Section 2.1 of the Declaration:

NOW, THEREFORE, the Developer hereby subjects the property described in Exhibit "A-1" attached to and made a part of this amendment to the provisions of the Declaration and jurisdiction of the Association, and amends Section 2.1 for that purpose, and such added property shall be held, sold and conveyed subject to the Declaration and any amendments and supplements thereto.

CERTIFICATE OF ADOPTION

The Developer hereby amends the Declaration in the particulars as set forth above.

Jay Steven Levine, P.A.
3300 PGA Boulevard, Suite 970
Palm Beach Gardens, Florida 33410
(561) 627-3585

Ret. (e)
McCarthy, Summers, Bobko, Wood, Sawyer +
Perry P.A.

OR BOOK 1509 PAGE 2971

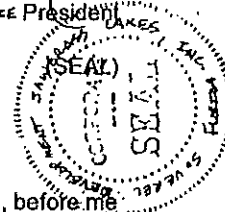
DATED this 29TH day of FEBRUARY, 2002.

WITNESSES:

**SOVEREL DEVELOPMENT
SAWGRASS LAKES, INC., a Florida
corporation**

Thomas R. Sawyer
Print Name: THOMAS R. SAWYER
Walter Bennett
Print Name: WALTER BENNETT

By: Lee A. Kimmel
Vice President



STATE OF FLORIDA)
 MARTIN) SS:
COUNTY OF ST. LUCIE)

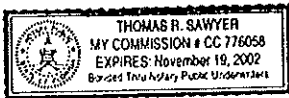
I HEREBY CERTIFY that on the 29TH day of February, 2002, before me personally appeared LEE A. KIMMEL as president of **SOVEREL DEVELOPMENT SAWGRASS LAKES, INC.**, who is personally known to me and who did not take an oath and who executed the aforesaid Certification at his free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal, in the County of St. Lucie, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign: Thomas R. Sawyer

My commission expires: _____



OR BOOK 1509 PAGE 2972

EXHIBIT "A-1"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 20, 21 & 28 TOWNSHIP 37 SOUTH, RANGE 40 EAST, AND BEING A PORTION OF TRACTS "D" AND "F", ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION THIRTY SEVEN, AS RECORDED IN PLAT BOOK 15, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N00°02'47"W ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1705.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION THIRTY SEVEN, AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, BY THE FOLLOWING COURSES AND DISTANCES:

THENCE S68°00'00"E A DISTANCE OF 261.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1103.92 FEET, THROUGH A CENTRAL ANGLE OF 55°00'00"; THENCE S13°00'00"E A DISTANCE OF 316.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2050.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 572.47 FEET, THROUGH A CENTRAL ANGLE OF 16°00'00"; THENCE S29°00'00"E A DISTANCE OF 628.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1150.00 FEET, THE CHORD OF WHICH BEARS S26°15'04"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.35 FEET, THROUGH A CENTRAL ANGLE OF 05°29'52" TO A POINT IN THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN O.R. BOOK 745, PAGE 845, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, AND ALONG THE SAID EASTERLY BOUNDARY BY THE FOLLOWING COURSES AND DISTANCES:

THENCE S69°56'52"W, NON-RADIAL TO LAST DESCRIBED CURVE, A DISTANCE OF 178.71 FEET; THENCE N20°03'08"W A DISTANCE OF 72.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 314.16 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S69°56'52"W A DISTANCE OF 74.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 130.02 FEET, THROUGH A CENTRAL ANGLE OF 18°37'24"; THENCE S51°19'27"W A DISTANCE OF 328.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 223.80 FEET, THROUGH A CENTRAL ANGLE OF 128°13'42"; THENCE N00°26'50"W A DISTANCE OF 1270.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 194.04 FEET, THROUGH A CENTRAL ANGLE OF 55°35'13"; THENCE N56°02'03"W A DISTANCE OF 1011.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 137.78 FEET, THROUGH A CENTRAL ANGLE OF 39°28'15"; THENCE N16°33'47"W A DISTANCE OF 243.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 196.24 FEET; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 184.97 FEET, THROUGH A CENTRAL ANGLE OF 54°00'15"; THENCE N37°26'28"E A DISTANCE OF 190.31 FEET TO A POINT IN A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1550.00 FEET, THE CHORD OF WHICH BEARS S64°48'02"E AND BEING THE SAID WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE, A DISTANCE OF 173.10 FEET, THROUGH A CENTRAL ANGLE OF 06°23'56"; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S68°00'00"E A DISTANCE OF 292.34 FEET TO THE POINT OF BEGINNING.

JOINDER AND CONSENT OF OWNER

SAWGRASS LAKES, INC., a Florida corporation, is the owner of that property described in Exhibit "A-1" attached to and made a part of the Certificate of the Second Amendment attached hereto, and hereby consents to and joins in the Certificate of the Second Amendment and agrees to submit such property to the jurisdiction of the Declaration of Covenants and Restrictions of Sawgrass Lakes P.U.D. and its exhibits and amendments.

EXECUTED this 29th day of March, 2002.

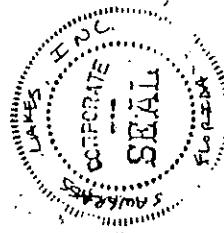
WITNESSES:

SAWGRASS LAKES, INC., a Florida corporation

Sign: Katherine McCarthy
Print: Katherine McCarthy

By: [Signature]
Bret Soverel, President

Sign: [Signature]
Print: THOMAS R. SAWYER



STATE OF FLORIDA

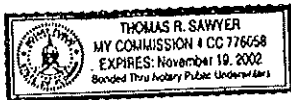
COUNTY OF MARTIN

I HEREBY CERTIFY that on this 29th day of March, 2002, before me personally appeared Bret Soverel, as President of SAWGRASS LAKES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and who did not take an oath and who executed the aforesaid as his/her free act and deed as such duly authorized officer.

WITNESS my signature and official seal at Stuart, Florida, the day and year last aforesaid.

NOTARY PUBLIC

Sign: [Signature]
Print: _____



COPY

Exhibit "D"
S&H SIGN EASEMENT AREAS

EASEMENTS FOR SIGN PURPOSES SITUATE ON A PARCEL OF LAND KNOWN AND DESIGNATED AS (PARCEL "A", A NOT INCLUDED PART OF THE PLAT OF SAWGRASS LAKES PLAT NUMBER 1, A P.U.D. PHASE 1B AND PHASE 1A), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF AFORESAID PARCEL "A" ON A POINT OF CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1950.00' RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH THE CENTRAL ANGLE OF 00°11'51" A DISTANCE OF 8.72' TO A POINT OF TANGENCY; THENCE S84°28'00"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TULIP BOULEVARD (100' WIDE) 60.14' TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 25.00' TO A POINT; THENCE, WOUTHWESTERLY PARALLEL WITH AND 25' ADJACENT TO THE AFORESAID RIGHT OF WAY LINE OF TULIP BOULEVARD 20.00' TO A POINT; THENCE, NORTHWESTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 25.00' TO A POINT; THENCE, NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 20.00' TO THE POINT OF BEGINNING.

OR BOOK 1398 PAGE 1255

AND

COMMENCE AT A POINT OF CURVE IN THE EASTERLY RIGHT OF WAY LINE OF DARWIN BOULEVARD (100' WIDE) AT THE INTERSECTION OF SAID DARWIN BOULEVARD AND TULIP BOULEVARD (100' WIDE); THENCE S25°34'00"E ALONG THE EASTERLY RIGHT OF WAY LINE OF DARWIN BOULEVARD 190.00' TO THE POINT OF BEGINNING; THENCE, NORTHEASTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 15.00' TO A POINT; THENCE, SOUTHEASTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 20.00' TO A POINT; THENCE, SOUTHWESTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 15.00' TO THE AFORESAID RIGHT OF WAY LINE OF DARWIN BOULEVARD (100' WIDE); THENCE, NORTHWESTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE AND RUNNING ALONG THE EASTERLY RIGHT OF WAY LINE OF DARWIN BOULEVARD 20.00' TO THE POINT OF BEGINNING.

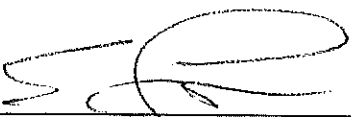
AND

COMMENCE AT A POINT FO CURVE IN THE EASTERLY RIGHT OF WAY LINE OF DARWIN BOULEVARD (100' WIDE) AT THE INTERSECTION OF SAID DARWIN BOULEVARD AND TULIP BOULEVARD (100' WIDE); THENCE S25°34'00"E ALONG THE EASTERLY RIGHT OF WAY LINE OF DARWIN BOULEVARD 240.00' TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 15.00' TO A POINT; THENCE, SOUTHEASTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 20.00' TO A POINT; THENCE, SOUTHWESTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE 15.00' TO THE AFORESAID RIGHT OF WAY LINE OF DARWIN BOULEVARD (100' WIDE); THENCE, NORTHWESTERLY AT RIGHT ANGLE TO THE PREVIOUS COURSE AND RUNNING ALONG THE EASTERLY RIGHT OF WAY LINE OF DARWIN BOULEVARD 20.00' TO THE POINT OF BEGINNING.

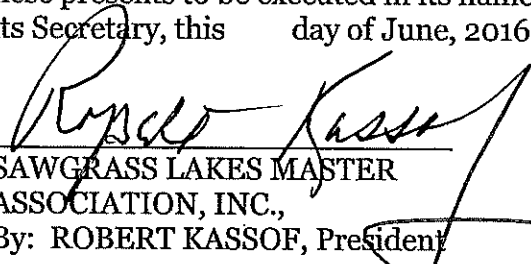
CERTIFICATE OF APPROVAL
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE ESTATES AT SAWGRASS LAKES P.U.D. A/K/A
SAWGRASS LAKES PHASE III A AND III B

The undersigned, being the President and Member of , SAWGRASS LAKES MASTER ASSOCIATION, INC., a Florida corporation, not-for-profit, held a duly Noticed meeting on Tuesday, 8th day of November, 2016 and voted to approve, nunc pro tunc, the Certificate of Amendment to the Declaration of Covenants and Restrictions for the Estates at Sawgrass Lakes P.U.D. A/K/A Sawgrass Lakes Phase III A and III B as recorded in the Public Records of Saint Lucie County at O.R. BOOK 3673, at PAGE 595 on September 18, 2014 and the Certificate of Amendment to the Declaration of Covenants and restrictions for the Estates at Sawgrass Lakes P.U.D. A/K/A Sawgrass Lakes Phase III A and III B as recorded in the Public Records of Saint Lucie County at O.R. BOOK 3787, at PAGE 1586 – 1589 on September 16, 2015.

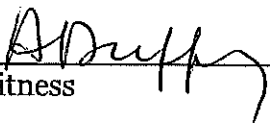
IN WITNESS WHEREOF, SAWGRASS LAKES MASTER ASSOCIATION, INC., a Florida corporation, not-for-profit, has caused these presents to be executed in its name by its Manager and its corporate seal affixed by its Secretary, this day of June, 2016.



Witness



SAWGRASS LAKES MASTER ASSOCIATION, INC.,
By: ROBERT KASSOF, President



Witness

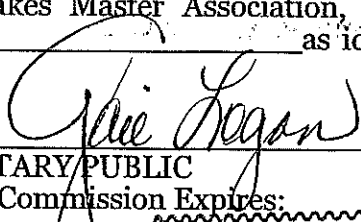


Attested by:
Secretary

SUBSCRIBED AND SWORN to before me, this 8 day of Nov., 2016.

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this 8 day of Nov., 2016, by ROBERT KASSOF, president of Sawgrass Lakes Master Association, Inc. who is personally known to me or produced _____ as identification.



NOTARY PUBLIC
My Commission Expires:

