

S/H



PREPARED BY AND RETURN TO:

Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Rept: 1952943 Rec: 95.00
DS: 0.00 IT: 0.00
04/30/2018 K. K., Dpty Clerk
PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/30/2018 03:14pm 1 of 11
OR BK **9716** PG **3215**

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SECOND ANNEXATION AMENDMENT
TO EPPERSON CLUB – CLUB PLAN**

THIS SECOND ANNEXATION AMENDMENT TO EPPERSON CLUB – CLUB PLAN (this “**Second Annexation Amendment**”) is made on this 19th day of April, 2018, by EPPERSON CLUB, LLC, a Florida limited liability company (the “**Club Owner**”), joined by AVEX HOMES, LLC, a Florida limited liability company (“**Avex**”).

RECITALS

A. The EPPERSON CLUB – CLUB PLAN was recorded in O.R. Book 9613, Page 3352 (the “**Original Club Plan**”), as amended by the First Annexation Amendment to Epperson Club – Club Plan as recorded in O.R. Book 9639, Page 3582 (the “**First Annexation Amendment**”), and the First Amendment to Epperson Club – Club Plan as recorded in O.R. Book 9716, Page 3208 (the “**First Amendment**”) all of the public records of Pasco County, Florida. This Second Annexation Amendment, together with the Original Club Plan, the First Annexation Amendment and the First Amendment shall hereinafter be referred to as the “**Club Plan**.”

B. The Club Plan provides in Section 8 that the Club Owner may annex additional land by recording an Annexation Amendment together with the joinder and consent of the record title owner of the real property being annexed. Avex, as the record title owner of the real property being annexed, hereby joins and consents to the Second Annexation Amendment as evidenced by their joinder attached hereto and incorporated herein by this reference.

C. Club Owner and Avex wish, in accordance with Section 8 of the Club Plan, to file of record this Second Annexation Amendment for the purpose of annexing additional land to EPPERSON.

NOW THEREFORE, the Club Owner hereby amends and supplements the Club Plan as set forth herein.

1. **Recitals and Defined Terms.** The foregoing recitals are true and correct and are incorporated into and form a part of this Second Annexation Amendment. All initially capitalized terms not defined herein shall have the meanings set forth in the Club Plan.

2. **Conflicts.** In the event there is a conflict between this Second Annexation

Amendment and the Club Plan, this Second Annexation Amendment shall control. Whenever possible, this Second Annexation Amendment and the Club Plan shall be construed as a single document. Except as modified hereby, the Club Plan shall remain in full force and effect.

3. Annexation. The Club Plan is hereby amended by the addition of the real property legally described in **Schedule A**, attached hereto and incorporated herein by this reference (the "**Annexed Property**"). The Annexed Property shall be subject to each and every term, condition, covenant, easement and restriction of the Club Plan as it exists and as it may be amended from time to time.

4. Excluded Lots. The Excluded Lots identified on Exhibit C attached to the Club Plan are hereby amended, and Exhibit C of the Club Plan is hereby amended and replaced with the revised Exhibit C attached to this Second Annexation Amendment as **Schedule B** and incorporated herein by this reference.

5. Ratification. The Club Plan, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

6. Covenant. This Second Annexation Amendment shall be a covenant running with the land and shall be effective immediately upon its recording in Pasco County, Florida.


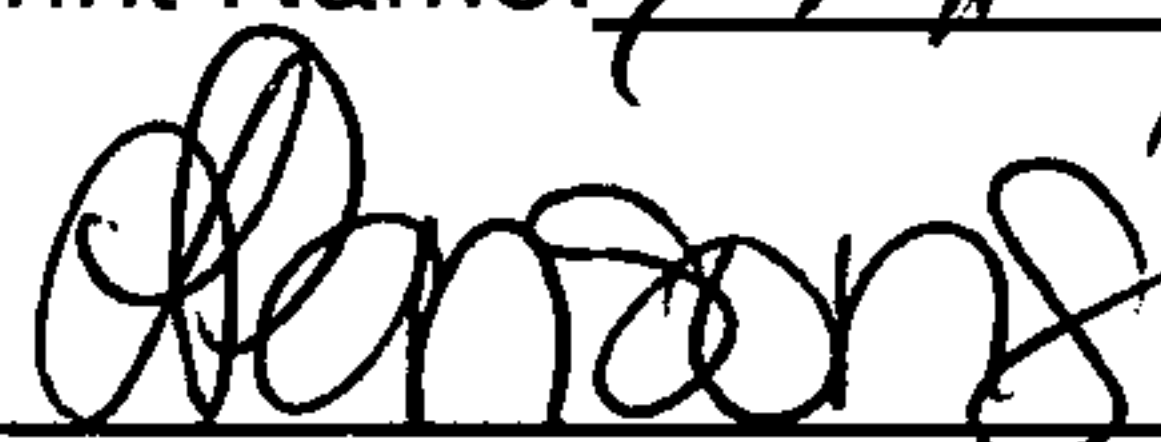
[Signatures on the Following Page]


IN WITNESS WHEREOF, the Club Owner has caused this Second Annexation Amendment to be executed by its duly authorized representative and has affixed its company seal as of this 19th day of April, 2018.

WITNESSES:

"CLUB OWNER"

EPPERSON CLUB, LLC, a Florida limited liability company

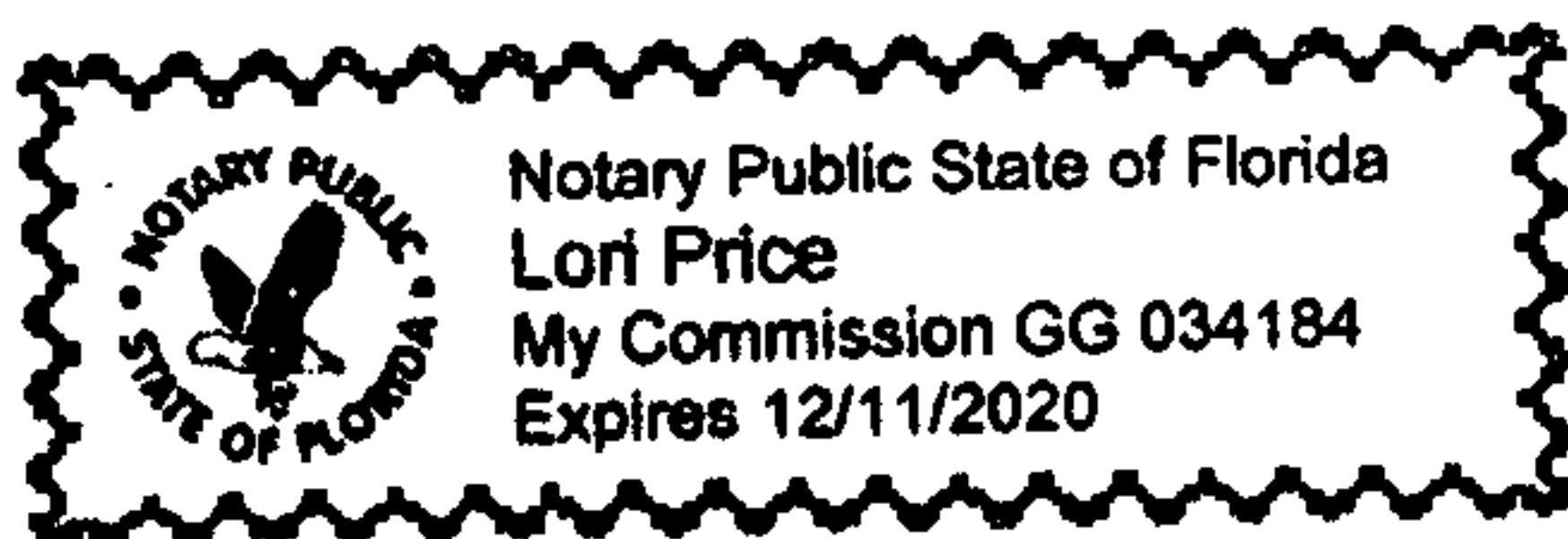

Print Name: Kelly

Print Name: Lauren Parsons

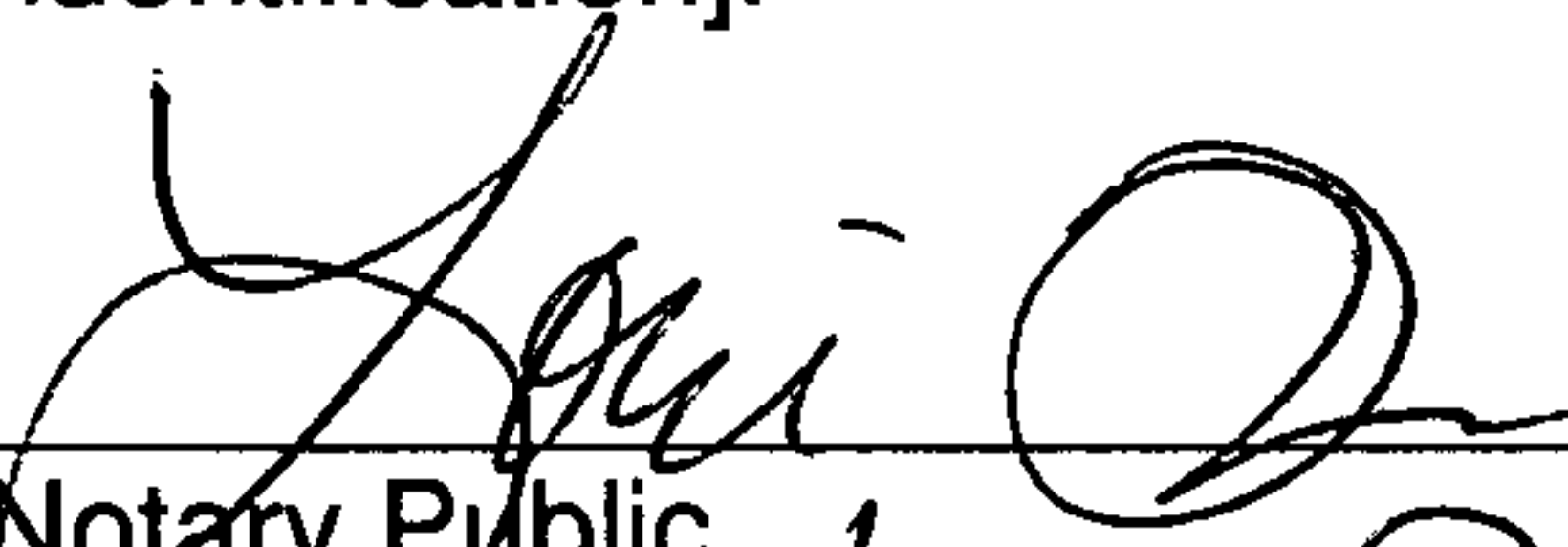
By: 
Name: John M. Ryan
Title: Manager

[Company Seal]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 19th day of April, 2018, by John M. Ryan, as Manager of EPPERSON CLUB, LLC, a Florida limited liability company. He [is personally known to me] [has produced _____ as identification].




Notary Public
Print Name: Lori Price
My Commission Expires: 12/11/2020

JOINDER

AVEX HOMES, LLC, a Florida limited liability company ("**Avex**"), does hereby join in the EPPERSON CLUB – CLUB PLAN (the "**Club Plan**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Avex agrees this Joinder is for the purpose of subjecting any lands within EPPERSON (as defined in the Club Plan) owned by Avex to the Club Plan and for evidencing its acceptance of the rights and obligations provided in the Club Plan.

5th IN WITNESS WHEREOF, the undersigned has executed this Joinder on this day of April, 2018.

WITNESSES:

AVEX HOMES, LLC, a Florida limited liability company

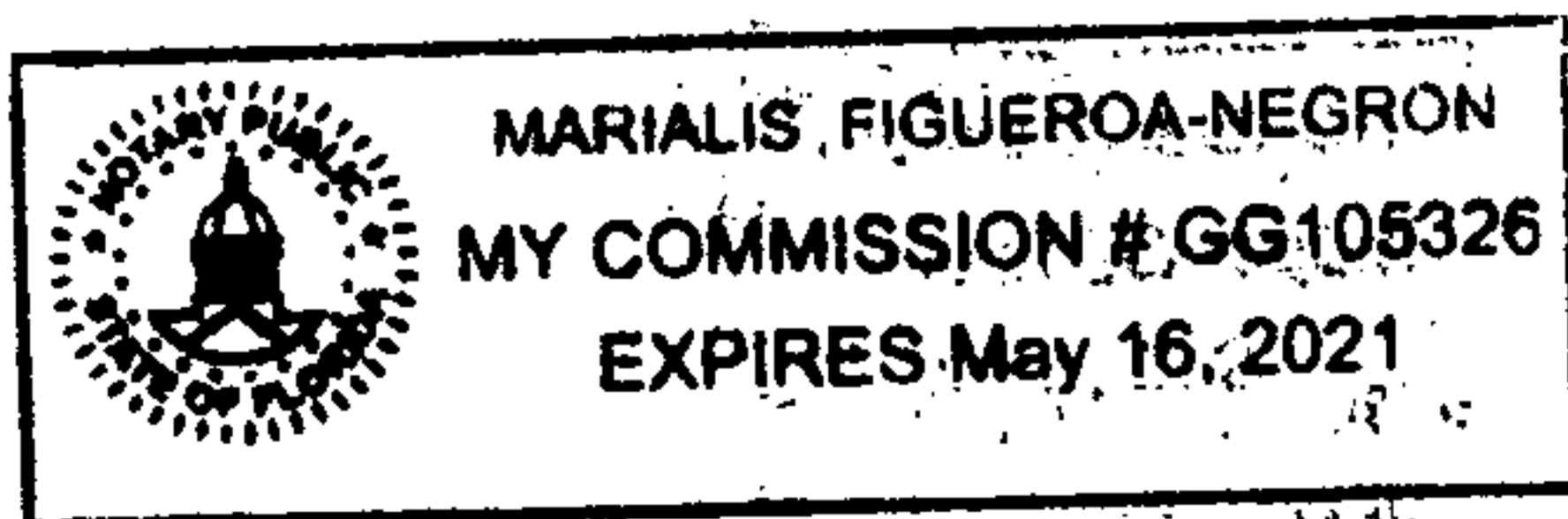
[Signature]
Print Name: Marielis Figueroa-Negrón
[Signature]
Print Name: Emibeth Aviles

By: [Signature]
Name: Eric Marks
Title: President

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 5th day of April, 2018, by Eric Marks as President of Avex Homes, LLC, who is personally known to me or who has produced _____ as identification.

My commission expires: 5/16/2021



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print
Name: Marielis Figueroa-Negrón

JOINDER

EPPERSON RANCH, LLC, a Florida limited liability company (the "**Declarant**"), does hereby join in the SECOND ANNEXATION AMENDMENT TO EPPERSON CLUB – CLUB PLAN (the "**Second Annexation Amendment**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Declarant agrees this Joinder is for the purpose of subjecting any lands shown on the attached **Schedule A** owned by Declarant to the Club Plan and for evidencing its acceptance of the rights and obligations provided in the Club Plan.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 19th day of April, 2018.

WITNESSES:

EPPERSON RANCH, LLC, a Florida limited liability company

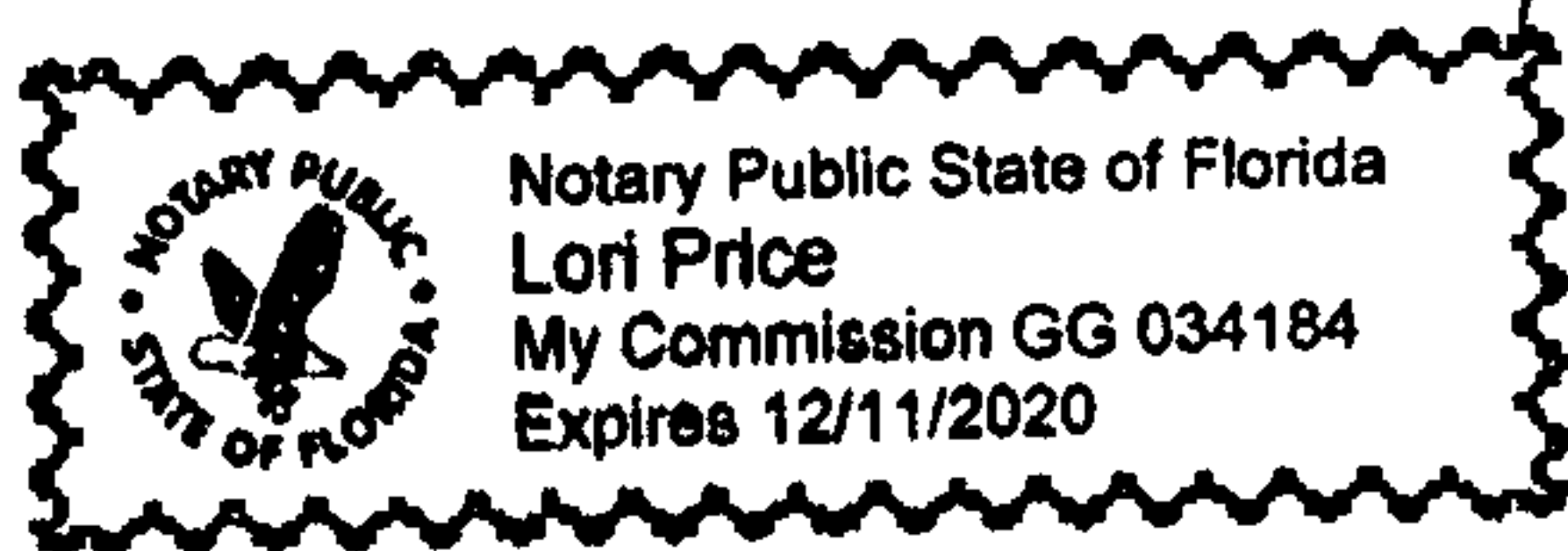
Kelly R. Parsons
Print Name: Kelly R. Parsons
Lauren Parsons
Print Name: Lauren Parsons

By: [Signature]
Name: John M. Ryan
Title: Manager

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 19th day of April, 2018, by John M. Ryan as Manager of EPPERSON RANCH, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

My commission expires: 12/11/2020



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Lori Price

JOINDER

MEADOW RIDGE OWNER LLC, a Delaware limited liability company ("**Meadow Ridge**"), does hereby join in the SECOND ANNEXATION AMENDMENT TO EPPERSON CLUB – CLUB PLAN (the "**Second Annexation Amendment**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Meadow Ridge agrees this Joinder is for the purpose of subjecting any lands shown on the attached **Schedule A** owned by Meadow Ridge to the Club Plan and for evidencing its acceptance of the rights and obligations provided in the Club Plan.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 19th day of April, 2018.

WITNESSES:

MEADOW RIDGE OWNER LLC,
a Delaware limited liability company

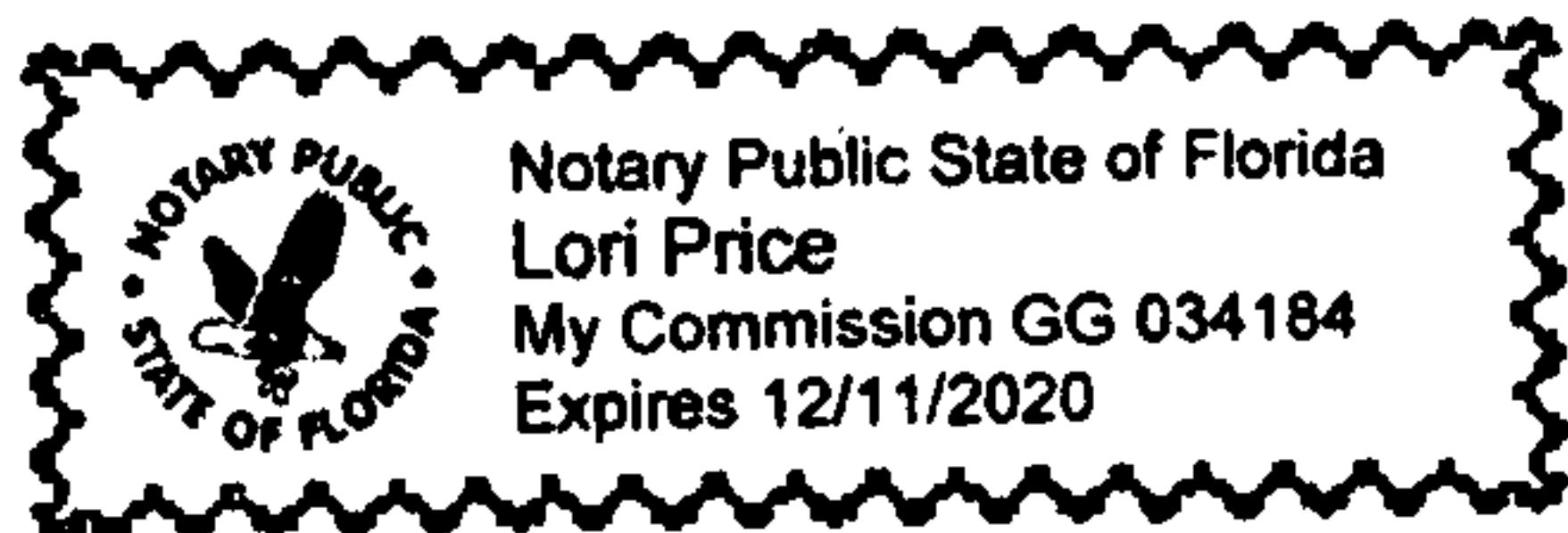
[Signature]
Print Name: Kelly Parsons
[Signature]
Print Name: Lauren Parsons

By: [Signature]
Name: John M. Ryan
Title: Manager

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 19th day of April, 2018, by John M. Ryan as Manager of MEADOW RIDGE OWNER LLC, a Delaware limited liability company, who is personally known to me or who has produced as identification.

My commission expires: 12/11/2020



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Lori Price


DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°32'28"E., a distance of 161.58 feet to the **POINT OF BEGINNING**; thence S.84°24'20"W., a distance of 132.03 feet; thence S.44°53'51"W., a distance of 197.13 feet; thence N.54°48'13"W., a distance of 32.16 feet; thence N.12°22'36"W., a distance of 149.15 feet; thence S.54°02'08"W., a distance of 114.82 feet; thence N.04°18'55"W., a distance of 94.00 feet; thence N.82°06'28"W., a distance of 42.81 feet; thence N.09°09'29"W., a distance of 49.57 feet; thence N.60°54'51"W., a distance of 28.34 feet; thence N.08°56'59"W., a distance of 49.36 feet; thence S.79°21'47"W., a distance of 26.74 feet; thence N.37°12'21"W., a distance of 95.85 feet; thence N.46°20'59"E., a distance of 113.39 feet; thence N.07°37'38"E., a distance of 44.49 feet; thence N.35°56'30"W., a distance of 68.32 feet; thence N.44°54'49"W., a distance of 100.40 feet; thence Westerly, 664.05 feet along the arc of a non-tangent curve to the left having a radius of 733.30 feet and a central angle of 51°53'05" (chord bearing N.67°49'27"W., 641.59 feet); thence Southwesterly, 83.20 feet along the arc of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 59°35'17" (chord bearing S.33°49'15"W., 79.50 feet); thence Southwesterly, 15.69 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 35°57'02" (chord bearing S.45°38'22"W., 15.43 feet); thence S.27°39'51"W., a distance of 253.76 feet; thence Southwesterly, 420.12 feet along the arc of a tangent curve to the right having a radius of 1210.00 feet and a central angle of 19°53'36" (chord bearing S.37°36'39"W., 418.01 feet) to a point on the Easterly right of way line of Overpass Road; thence along said right of way line and the Northerly extension thereof, Northwesterly, 213.03 feet along the arc of a non-tangent curve to the left having a radius of 2564.00 feet and a central angle of 04°45'37" (chord bearing N.43°31'09"W., 212.97 feet); thence N.44°06'03"E., a distance of 8.00 feet; thence N.45°53'58"W., a distance of 144.84 feet; thence Northwesterly, 288.47 feet along the arc of a tangent curve to the left having a radius of 2358.00 feet and a central angle of 07°00'34" (chord bearing N.49°24'15"W., 288.29 feet); thence Easterly, 173.09 feet along the arc of a non-tangent curve to the right having a radius of 3083.00 feet and a central angle of 03°13'00" (chord bearing S.68°35'10"E., 173.06 feet); thence N.00°00'00"W., a distance of 2273.58 feet to a point on the South right of way line of Elam Road; thence along said South right of way line the following seven (7) courses: 1) N.86°30'43"E., a distance of 225.21 feet; 2) N.86°55'22"E., a distance of 401.50 feet; 3) N.88°35'59"E., a distance of 442.78 feet; 4) Easterly, 94.10 feet along the arc of a tangent curve to the right having a radius of 9950.00 feet and a central angle of 00°32'31" (chord bearing N.88°52'15"E., 94.10 feet); 5) N.89°08'30"E., a distance of 156.93 feet; 6) S.89°55'58"E., a distance of 680.30 feet; 7) S.89°49'45"E., a distance of 771.09 feet; thence S.00°54'21"W., a distance of 1101.70 feet; thence N.90°00'00"E., a distance of 524.07 feet to a point on the East boundary of the West 1/2 of the Southwest 1/4 of the aforesaid Section 26; thence along said East boundary, N.00°54'21"E., a distance of 1100.14 feet to a point on the South right of way line of Elam Road; thence along said South right of way line, S.89°49'45"E., a distance of 1359.82 feet to a point on the Westerly right of way line of Curley Road; thence along said Westerly right of way line the following four (4) courses: 1) Southerly, 210.98 feet along the arc of a non-tangent curve to the right having a radius of 2831.79 feet and a central angle of 04°16'08" (chord bearing S.13°11'55"W., 210.93 feet); 2) S.15°19'59"W., a distance of 1958.20 feet; 3) Southwesterly, 431.82 feet along the arc of a tangent curve to the right having a radius of 1112.92 feet and a central angle of 22°13'52" (chord bearing S.26°26'55"W., 429.11 feet); 4) S.37°33'50"W., a distance of 192.75 feet; thence N.89°40'12"W., a distance of 242.59 feet; thence S.84°24'20"W., a distance of 1600.98 feet to the **POINT OF BEGINNING**.

Containing 241.038 acres, more or less.

**EPPERSON AREA TWO
/ MEADOW RIDGE AREA 1**

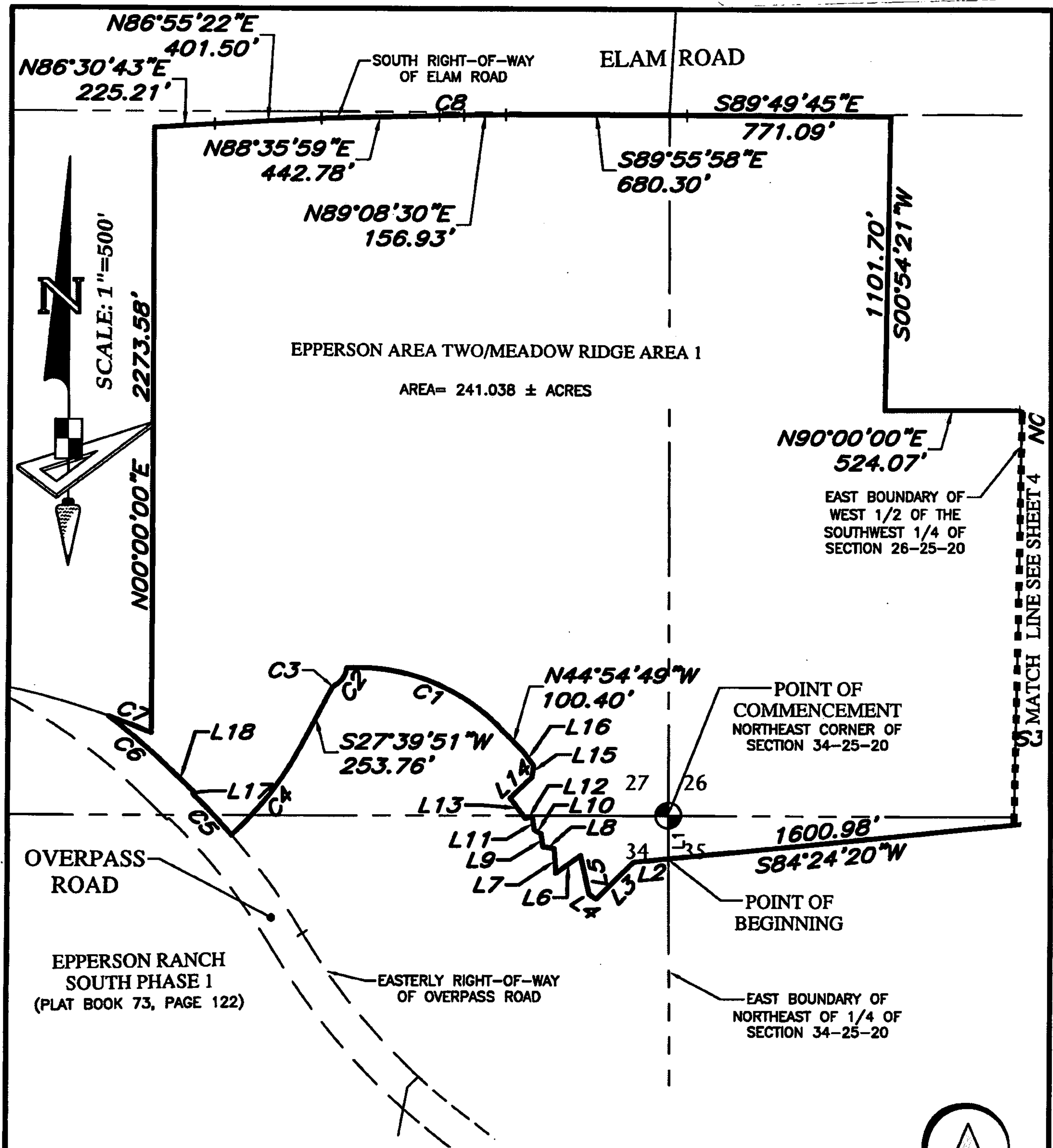
REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div>	
Sheet No. 1 of 4 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



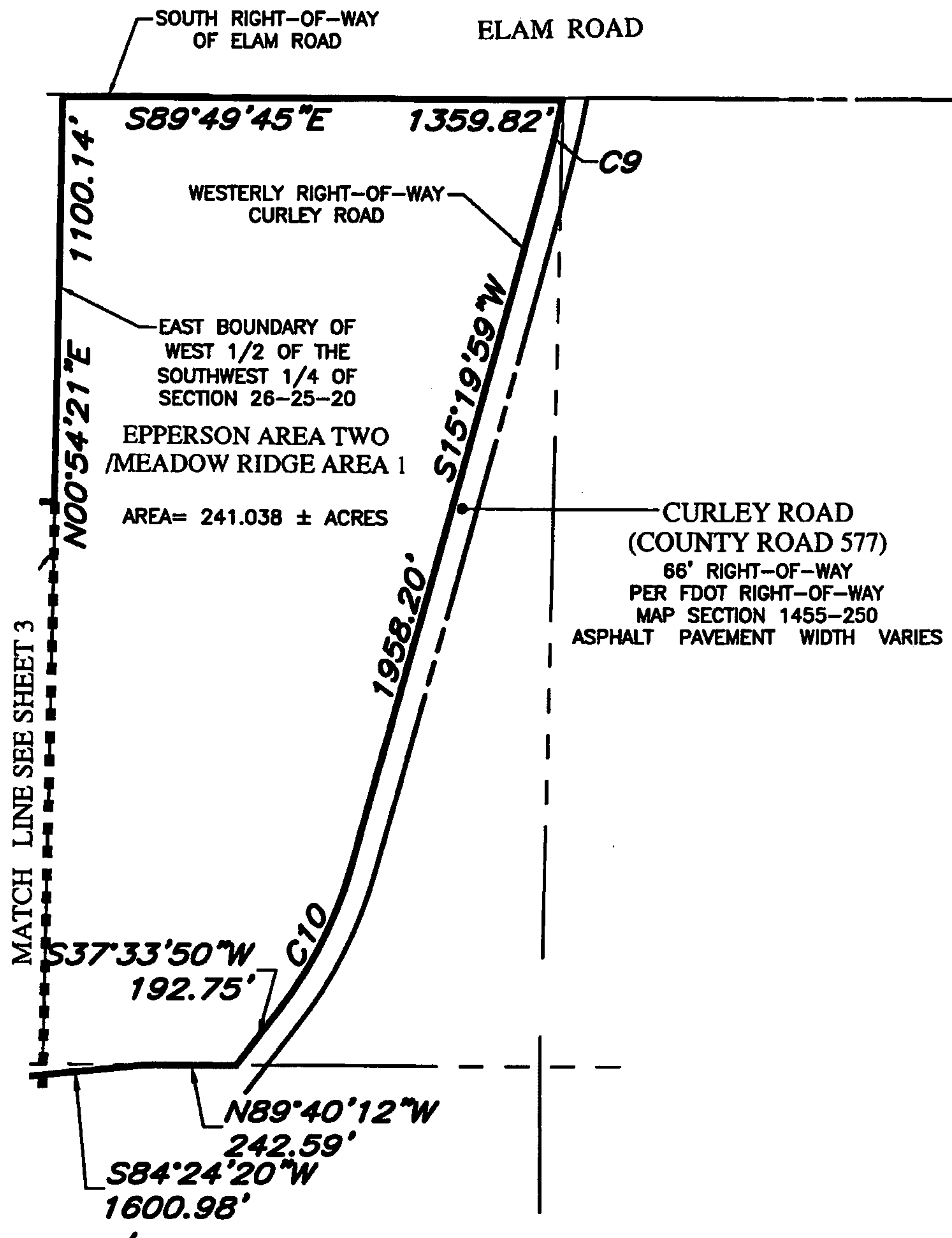
GeoPoint
Surveying, Inc.

555 Winderley Place, STE 109 Phone: (321) 270-0440
Maitland, Florida 32751 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JDL	Date: 4/13/18
Check: JE	
Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E	



REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	DESCRIPTION AND SKETCH (NOT A SURVEY)	
Sheet No. 2 of 4 Sheets				James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
GeoPoint Surveying, Inc.				555 Winderley Place, STE 109 Maitland, Florida 32751 www.geopointsurvey.com	
				Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768	
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REVISIONS			
No.	Date	Description	Dwn.

Prepared For: METRO DEVELOPMENT

DESCRIPTION AND SKETCH
(NOT A SURVEY)

James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	733.30'	051°53'05"	664.05'	641.59'	N 67°49'27" W
C2	80.00'	059°35'17"	83.20'	79.50'	S 33°49'15" W
C3	25.00'	035°57'02"	15.69'	15.43'	S 45°38'22" W
C4	1210.00'	019°53'36"	420.12'	418.01'	S 37°36'39" W
C5	2564.00'	004°45'37"	213.03'	212.97'	N 43°31'09" W
C6	2358.00'	007°00'34"	288.47'	288.29'	N 49°24'15" W
C7	3083.00'	003°13'00"	173.09'	173.06'	S 68°35'10" E
C8	9950.00'	000°32'31"	94.10'	94.10'	N 88°52'15" E
C9	2831.79'	004°16'08"	210.98'	210.93'	S 13°11'55" W
C10	1112.92'	022°13'52"	431.82'	429.11'	S 26°26'55" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°32'28" E	161.58'
L2	S 84°24'20" W	132.03'
L3	S 44°53'51" W	197.13'
L4	N 54°48'13" W	32.16'
L5	N 12°22'36" W	149.15'
L6	S 54°02'08" W	114.82'
L7	N 04°18'55" W	94.00'
L8	N 82°06'28" W	42.81'
L9	N 09°09'29" W	49.57'
L10	N 60°54'51" W	28.34'

LINE DATA TABLE

NO.	BEARING	LENGTH
L11	N 08°56'59" W	49.36'
L12	S 79°21'47" W	26.74'
L13	N 37°12'21" W	95.85'
L14	N 46°20'59" E	113.39'
L15	N 07°37'38" E	44.49'
L16	N 35°56'30" W	68.32'
L17	N 44°06'03" E	8.00'
L18	N 45°53'58" W	144.84'

SEE SHEET 1 FOR LEGAL
SEE SHEET 2 FOR SKETCH

REVISIONS

No.	Date	Description	Dwn.

Prepared For: METRO DEVELOPMENT

DESCRIPTION AND SKETCH
(NOT A SURVEY)

James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Check: JE
Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E

Sheet No. 4 of 4 Sheets

Schedule B

EXHIBIT C

EXCLUDED LOTS

Lots 5 and 8 in Block 4, of EPPERSON RANCH SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 73, Page 122, of the Public Records of Pasco County, Florida.

Lots 1 through 25 in Block 10, of EPPERSON RANCH SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 73, Page 122, of the Public Records of Pasco County, Florida.

Lots 1 through 6 in Block 11, of EPPERSON RANCH SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 73, Page 122, of the Public Records of Pasco County, Florida.

Lots 1 through 13, 27 through 29, and 32 in Block 12, of EPPERSON RANCH SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 73, Page 122, of the Public Records of Pasco County, Florida.

Lots 6, 7, 8, 19 and 21 in Block 17, of EPPERSON RANCH SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 73, Page 122, of the Public Records of Pasco County, Florida.

Lots 2, 9 and 13 in Block 6, of EPPERSON RANCH SOUTH PHASE 1C-1, according to the plat thereof, as recorded in Plat Book 74, Page 91, of the Public Records of Pasco County, Florida.

Lot 28 in Block 10, of EPPERSON RANCH SOUTH PHASE 1D-2, according to the plat thereof, as recorded in Plat Book 74, Page 74, of the Public Records of Pasco County, Florida.

Lots 20, 22 and 24 in Block 11, of EPPERSON RANCH SOUTH PHASE 1D-2, according to the plat thereof, as recorded in Plat Book 74, Page 74, of the Public Records of Pasco County, Florida.

Lots 14, 15, 17, 19 and 20 in Block 12, of EPPERSON RANCH SOUTH PHASE 1D-2, according to the plat thereof, as recorded in Plat Book 74, Page 74, of the Public Records of Pasco County, Florida.