RECORD & RETURN TO:
SHEILA R. GOLDSTEIN, FRP
FLORIDA REGISTERED PARALEGAL
RUDEN McCLOSKY, P.A.
POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

CFN 20120024OO
Bk 04217 Pgs 1880 - 1906; (27pgs
DATE: 01/06/2012 08:37:59 AM
MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 231.00

This Instrument Prepared by and after recording return to:

Mark F. Grant, Esq.
Ruden McClosky P.A.
P.O. Box 1900
Fort Lauderdale, FL 33302

INSTR # 2012014502
BK 08567 PGS 0866-0892 PG(s)27
RECORDED 01/26/2012 09:41:13 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 231.00
RECORDED BY S Wiggins

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AMENDMENT TO POINCIANA SUBDIVISION DECLARATION

THIS AMENDMENT ("Amendment") TO POINCIANA SUBDIVISION DECLARATION, made as of the 16th day of December, 2011, by AVATAR PROPERTIES INC., a Florida corporation, ("Avatar"), whose principal office is located at 395 Village Drive, Poinciana, FL 34759, and ASSOCIATION FOR POINCIANA VILLAGES, INC., a Florida corporation not-for-profit ("APV"), whose principal office is located at 401 Walnut Street, Poinciana, FL 34759-4329.

WHEREAS, Avatar caused to be recorded on September 21, 2001 that certain Poinciana Subdivision Declaration in Official Records Book 4805, Page 410 of the Public Records of Polk County, Florida, which Declaration was also recorded on August 10, 2000 in Official Records Book 4510, Page 1454 of the Public Records of Polk County, Florida, as amended (together, the "Declaration"); and

WHEREAS, a portion of the property encumbered by the Declaration is located in Osceola County, Florida, which Declaration was recorded in Official Records Book 1932, Page 2808 of the Public Records of Osceola County, Florida, as amended; and

WHEREAS, Avatar and APV are desirous of amending the Declaration to remove the real property described on Exhibit A hereto from the provisions of the Declaration;

NOW, THEREFORE, Avatar and APV hereby state and declare:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.

3. The Declaration is hereby amended to remove the real property and improvements thereon as described on Exhibit A hereto from the provisions of the Declaration. Avatar and APV specifically acknowledge that the property described on Exhibit B hereto (the "Village 4 Property") is not being removed from the provisions of the Declaration, and shall continue to be subject to the Declaration as the Village 4 Property. Notwithstanding anything to the contrary contained in the Declaration or in APV's Bylaws, the Village Association for the Village 4 Property shall continue to have the right to appoint one (1) Director to the APV Board.

RM4:81666784

4. This Amendment shall become effective upon recording amongst the Public Records of Polk County and Osceola County, Florida.

5. As modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof. In the event of a conflict between the provisions of the Declaration and the provisions of this Amendment, the provisions of this Amendment shall control. Whenever possible, this Amendment and the Declaration shall be construed as a single document.

6. The parties acknowledge that each party has reviewed and revised this Amendment and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Amendment or any amendments or exhibits hereto.

7. If any action at law or in equity is necessary to enforce or interpret the terms of this Amendment, the prevailing party or parties shall be entitled to reasonable attorney's fees, costs and necessary disbursements at all judicial levels in addition to any other relief to which such party or parties may be entitled.

8. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any dispute shall be located in Osceola County, Florida.

IN WITNESS WHEREOF, Avatar and APV have each executed this Amendment as of the day and year first above written.

WITNESSES:

Print Name: Ohilda V Gilbert

Print Name: Lucette Nazaire Lastay

AVATAR PROPERTIES INC.

By: Patricia K Fletcher
Patricia Kimball Fletcher, Executive Vice President

STATE OF FLORIDA)
COUNTY OF Polk) SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Patricia Kimball Fletcher, Executive Vice President of AVATAR PROPERTIES INC., a Florida corporation, who is personally known to me or who has produced _____ _____as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of December, 2011.

Yolanda Santiago
Notary Public
State of Florida at Large

My Commission Expires: 12/18/2013

Notary Public State of Florida
Yolanda Santiago
My Commission EE005227
Expires 12/18/2013

RM4:81666784

WITNESSES

Print Name: MARK F. GRANT

Print Name: NEAL D. BOWEN

ASSOCIATION FOR POINCIANA VILLAGES, INC.

By: Mary E. Emerson

Mary E. Emerson, President

STATE OF FLORIDA)
) SS:
COUNTY OF POLK)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Mary E. Emerson as President of ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida corporation not-for-profit, who is personally known to me or who has produced _ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of December, 2011.

Notary Public
State of Florida at Large

My Commission Expires:

MARK F. GRANT
Commission # DD 843037
Expires February 11, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT A
TO
AMENDMENT TO POINCIANA SUBDIVISION DECLARATION

LAND BEING REMOVED

PORTION OF REPLAT OF POINCIANA NEIGHBORHOOD 1 WEST-NORTH, VILLAGE 4

LEGAL DESCRIPTION:

THAT PORTION OF REPLAT OF POINCIANA, NEIGHBORHOOD 1 WEST-NORTH, VILLAGE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 33 THROUGH 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF CYPRESS PARKWAY, LESS AND EXCEPT, TRACT A, TRACT B AND VACATED HUCKELBERRY AVENUE, LYING WITHIN SAID PLAT.

CONTAINING 87.105 ACRES, MORE OR LESS.

EXHIBIT 1

LEGAL DESCRIPTION

SOLIVITA

All of Solivita Phase 1, according to the plat thereof, recorded in Plat Book 112 at Page 1; All of Solivita Phase 1D, according to the plat thereof, recorded in Plat Book 122 at Page 9; All of Solivita Phase 1E, according to the plat thereof, recorded in Plat Book 128 at Page 27; All of Solivita Phase 2A, according to the plat thereof, recorded in Plat Book 115 at Page 9; All of Solivita Phase 2B, according to the plat thereof, recorded in Plat Book 115 at Page 34; All of Solivita Phase 2C, according to the plat thereof, recorded in Plat Book 118 at Page 12; All of Solivita Phase 2D, according to the plat thereof, recorded in Plat Book 118 at Page 17; All of Solivita Phase 3A, according to the plat thereof, recorded in Plat Book 127 at Page 10; All of Solivita Phase 3B, according to the plat thereof, recorded in Plat Book 131 at Page 36; All of Solivita Phase 4A, according to the plat thereof, recorded in Plat Book 120 at Page 13; All of Solivita Phase 4B, according to the plat thereof, recorded in Plat Book 121 at Page 2; All of Solivita Phase 4C Section 1, according to the plat thereof, recorded in Plat Book 124 at Page 15; All of Solivita Phase 4C Section 2, according to the plat thereof, recorded in Plat Book 124 at Page 33; All of Solivita Phase 6A, according to the plat thereof, recorded in Plat Book 131 at Page 30; All of Solivita Phase 6B, according to the plat thereof, recorded in Plat Book 133 at Page 14, all of which is recorded in the Public Records of Polk County, Florida.

Exhibit A

Legal Description
Solivita

A replat of Poinciana Neighborhood 1 East, Village 4 according to the plat thereof recorded in Plat Book 56, Pages 25 through 31 of the Public Records of Polk County, Florida.
And
A portion of Poinciana Neighborhood 2, Village 4 according to the plat thereof recorded in Plat Book 56, Pages 42 through 58 of the Public Records of Polk County, Florida.
And
A replat of Tract F-1 and Tract P-B5 of Solivita Phase 1E, according to the plat thereof as recorded in Plat Book 128, Pages 27 through 30 of the Public Records of Polk County, Florida,
And
A replat of Tract P-C1 and a portion of Tract G-4 of Solivita - Phase 1, according to the plat thereof as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida,
And
A replat of Parcel PK-8 and a portion of Tract C-1 of Solivita - Phase IVA, according to the plat thereof as recorded in Plat Book 120, Pages 13 through 17 of the Public Records of Polk County, Florida,

All lying within Sections 14 and 15, Township 27 South, Range 28 East, Polk County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 14; thence run South 00° 09' 01" West, along the West line of said Section 14 a distance of 300.00 feet to the Point of Beginning; also being a point

EXHIBIT A

on the Southerly right of way line of Cypress Parkway as shown on said Plat of Poinciana Neighborhood 1 East, Village 4; thence South 89° 46' 58" East, along said Southerly right of way line 2172.13 feet; thence leaving said Southerly right of way line, run South 00° 13' 02" West, 335.00 feet along the Westerly line of a Parcel of land as described in Official Record Book 5725, Pages 1851 through 1855 of the Public Records of Polk County, Florida to a point on the Southerly line of said Parcel; thence South 89° 46' 40" East, along said Southerly line, 323.30 feet to a point on the Westerly right of way line of Laurel Avenue as shown on said Plat of Poinciana Neighborhood 1 East, Village 4, being a point on a non-tangent curve concave Westerly, having a radius of 1350.00 feet, a central angle of 09° 57' 41" and a chord of 234.42 feet that bears South 08° 04' 27" West; thence along the arc of said curve and Westerly right of way line a distance of 234.71 feet; thence leaving said curve and Westerly right of way line, run North 58° 24' 19" West, 330.00 feet along the Northerly line of a Parcel of land as described in Official Record Book 2070, Page 1933 of the Public Records of Polk County, Florida to a point on the Westerly line of said Parcel; thence South 31° 35' 41" West, along said Westerly line 376.04 feet to a point on the Southerly line of said Parcel; thence the following courses and distance along said Southerly line, South 81° 02' 59" East, 119.59 feet; thence South 58° 24' 19" East, 286.04 feet to a point on said Westerly right of way line of Laurel Avenue, being a point on a non-tangent curve concave Westerly, having a radius of 1350.00

EXHIBIT A

5 of 20

feet, a central angle of 06° 24' 49" and a chord of 151.04 feet that bears North 24° 10' 18" East; thence along the arc of said curve and Westerly right of way line a distance of 151.12 feet; thence leaving said curve and Westerly right of way line, run South 69° 02' 07" East, 280.00 feet to a point on non-tangent curve concave Westerly, having a radius of 1630.00 feet, a central angle of 20° 44' 51" and a chord of 587.03 feet that bears North 10° 35' 28" East; thence along the arc of said curve a distance of 590.25 feet to the point of tangency; thence North 00° 13' 02" East, 267.20 feet to a point on said Southerly right of way line of Cypress Parkway; thence South 89° 46' 40" East, along said Southerly right of way line 496.59 feet to a point on the Westerly line of Tract P-B6 per said Plat of Solivita - Phase IE; thence South 00° 13' 20" West, along said Westerly line 25.00 feet to a point on the Northerly right of way line of Milano Road per said Plat of Solivita - Phase IE, being a point on a non-tangent curve concave Southeasterly, having a radius of 65.00 feet, a central angle of 51° 52' 49" and a chord of 56.87 feet that bears South 64° 16' 56" West; thence along the arc of said curve and Northerly right of way line a distance of 58.86 feet to a point on the Northerly lot line of Lot 65 per said Plat of Solivita - Phase IE; thence leaving said curve and Northerly right of way line, run North 51° 39' 29" West, along said Northerly lot line 17.63 feet; thence North 89° 47' 22" West, along said Northerly lot line 127.00 feet to the rear lot line of said Lot 65; thence South 00° 12' 38" West, along the rear lot lines of Lots 65 through 71 per said Plat of Solivita -

EXHIBIT A

6 of 20

Phase IE a distance of 569.80 feet to a point on the Northerly lot line of Lot 72 per said Plat of Solivita - Phase IE; thence North 89° 47' 22" West, along said Northerly lot line 5.00 feet to the rear lot line of said Lot 72, being a point on a non-tangent curve concave Northeasterly, having a radius of 357.00 feet, a central angle of 61° 09' 06" and a chord of 363.20 feet that bears South 30° 21' 55" East; thence along the arc of said curve and the rear lot lines of Lots 72 through 75 per said Plat of Solivita - Phase IE a distance of 381.03 feet to the point of reverse curvature of a curve to the right, having a radius of 343.00 feet and a central angle of 09° 48' 41"; thence along the arc of said curve and rear lot line of Lot 75 a distance of 58.74 feet to a point on the Northerly line of Tract G-4 per said Plat of Solivita - Phase IE; thence leaving said curve and rear lot line of Lot 75, run the following courses and distances along said Northerly line of Tract G-4, South 44° 00' 00" West, 431.52 feet to the point of curvature of a curve to the left, having a radius of 440.50 feet and a central angle of 05° 51' 31"; thence along the arc of said curve a distance of 45.04 feet to the point of tangency; thence South 38° 08' 29" West, 60.87 feet; thence South 49° 20' 10" West, 76.16 feet; thence South 38° 08' 29" West, 40.87 feet to the Southerly boundary line of said Solivita - Phase IE; thence leaving said Northerly line of Tract G-4, run South 51° 51' 31" East, along said Southerly boundary line 80.14 feet; thence South 38° 08' 29" West, along said Southerly boundary line 70.00 feet; thence leaving said Southerly boundary line, run South 00° 00' 41" East, 191.92 feet to a point

EXHIBIT A

7 of 20

on the Westerly line of Tract M, per said Plat of Solivita Phase 1; thence South 08° 27' 59" West, along said Westerly line 187.01 feet; thence leaving said Westerly line, run North 86° 30' 18" West, 149.94 feet to a point on the Northerly line of Tract G-4 per said Plat of Solivita Phase 1; thence the following courses and distances along said Northerly line of Tract G-4, also being a point of curvature of a curve to the left, having a radius of 110.00 feet and a central angle of 29° 41' 26"; thence along the arc of said curve a distance of 57.00 feet to the point of reverse curvature of a curve to the right, having a radius of 413.60 feet and a central angle of 23° 36' 18"; thence along the arc of said curve a distance of 170.40 feet to the point of reverse curvature of a curve to the left, having a radius of 519.60 feet and a central angle of 22° 25' 04"; thence along the arc of said curve a distance of 203.30 feet to the point of tangency; thence South 64° 59' 31" West, 91.07 feet to the point of curvature of a curve to the right, having a radius of 152.50 feet and a central angle of 24° 28' 21"; thence along the arc of said curve a distance of 65.14 feet to the point of compound curvature of a curve to the right, having a radius of 64.00 feet and a central angle of 04° 06' 44"; thence along the arc of said curve a distance of 4.59 feet; thence leaving said curve and Northerly line of Tract G-4, run South 52° 00' 36" West, 315.98 feet to a point on the Westerly boundary line of said Plat of Solivita Phase 1; thence South 47° 40' 43" West, along said Westerly boundary line 114.60 feet; thence leaving said Westerly boundary line, run South 48° 22' 18" West, 556.62 feet; thence South 06° 27' 29" East,

EXHIBIT A

102.60 feet; thence South 64° 11' 07" West, 145.68 feet; thence South 10° 05' 51" East, 90.07 feet; thence South 38° 05' 05" West, 495.64 feet to a point on said Westerly boundary line; thence South 06° 15' 51" East, along said Westerly boundary line 1639.65 feet to a point on the Northerly right of way line of Solivita Boulevard per said Solivita Phase 1, being a point on a non-tangent curve concave Southerly, having a radius of 369.00 feet, a central angle of 04° 43' 52" and a chord of 30.46 feet that bears South 55° 20' 47" West; thence along the arc of said curve and Northerly right of way line a distance of 30.47 feet to the point of tangency; thence South 57° 42' 43" West, along said Northerly right of way line 146.49 feet to a point on the Easterly boundary line of said Solivita Phase IVA; thence leaving said Northerly right of way line, run the following courses and distances along said Easterly boundary line, North 05° 03' 58" West, 93.70 feet; thence North 58° 14' 29" West, 48.67 feet; thence North 83° 03' 04" West, 117.14 feet; thence North 50° 00' 40" West, 116.23 feet; thence North 04° 14' 28" West, 61.96 feet; thence North 17° 42' 44" East, 146.18 feet; thence North 67° 16' 03" East, 53.16 feet; thence North 56° 15' 01" East, 90.18 feet; thence North 32° 18' 50" East, 87.72 feet; thence North 81° 40' 07" West, 52.48 feet; thence North 11° 08' 37" East, 68.60 feet; thence North 10° 40' 45" East, 91.83 feet; thence North 38° 03' 53" West, 76.83 feet; thence North 64° 09' 01" West, 98.31 feet; thence South 33° 43' 31" West, 27.53 feet; thence North 51° 06' 39" West, 91.72 feet; thence North 22° 25' 40" West, 121.85 feet; thence South 74° 11' 39" West, 71.45 feet; thence North 85° 47' 45"

EXHIBIT A

West, 183.36 feet; thence North 43° 18' 57" West, 19.24 feet; thence North 60° 50' 50" West, 335.50 feet; thence North 33° 49' 51" East, 167.83 feet; thence North 40° 53' 39" East, 294.12 feet; thence North 24° 23' 08" West, 158.92 feet; thence North 29° 59' 11" West, 136.24 feet; thence South 88° 01' 14" West, 126.57 feet; thence South 11° 48' 25" West, 198.25 feet; thence South 48° 50' 34" West, 94.70 feet; thence North 29° 42' 35" West, 328.29 feet; thence leaving said Easterly boundary line, run South 69° 09' 42" West, 121.19 feet; thence South 67° 38' 13" West, 124.70 feet; thence South 65° 40' 38" West, 92.42 feet; thence South 43° 25' 53" West, 14.33 feet to a point on the rear lot line of Lot 91 per said Solivita Phase IVA; thence North 48° 52' 43" West, 149.67 feet along said rear lot line of Lot 91 and the rear lot line of Lot 92 per said Solivita Phase IVA to a point on the Southerly line of Parcel PK-8 per said Solivita Phase IVA; thence the following courses and distances along said Southerly line, South 41° 07' 17" West, 140.28 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 120.00 feet, a central angle of 63° 41' 11" and a chord of 126.62 feet that bears North 87° 48' 56" West; thence along the arc of said curve a distance of 133.38 feet to the point of tangency; thence South 60° 20' 29" West, 185.28 feet to the point of curvature of a curve to the left, having a radius of 4086.96 feet and a central angle of 02° 29' 59"; thence along the arc of said curve a distance of 178.31 feet to the point of tangency; thence South 57° 50' 30" West, 146.19 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a

EXHIBIT A

10 of 20

central angle of 66° 20' 37"; thence along the arc of said curve a distance of 28.95 feet to a point of the Northerly boundary line of said Solivita Phase IVA; thence leaving said curve and the Southerly line of Parcel PK-8, run South 57° 50' 29" West, along said Northerly boundary line 4.85 feet to a point on the Easterly boundary line of Solivita Phase 7A as currently proposed as of March 15, 2005; thence the following courses and distances along said Easterly boundary line, North 32° 09' 30" West, 345.55 feet to the point of curvature of a curve to the right, having a radius of 1287.00 feet and a central angle of 16° 30' 09"; thence along the arc of said curve a distance of 370.68 feet to the point of tangency; thence North 15° 39' 21" West, 531.07 feet to the point of curvature of a curve to the right, having a radius of 15.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 23.56 feet to the point of tangency; thence North 74° 20' 39" East, 1.00 feet; thence North 15° 39' 21" West, 50.00 feet; thence South 74° 20' 39" West, 1.00 feet to the point of curvature of a curve to the right, having a radius of 15.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 23.56 feet to the point of tangency; thence leaving said Easterly boundary line of Solivita Phase 7A, run the following courses and distances along the Easterly boundary line of propose Solivita 7F, North 15° 39' 21" West, 131.81 feet to the point of curvature of a curve to the left, having a radius of 1986.00 feet and a central angle of 02° 16' 57"; thence along the arc of said curve a distance of 79.12 feet; thence leaving

EXHIBIT A

11 of 20

said curve, run North 72° 03' 42" East, 19.00 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 2005.00 feet, a central angle of 07° 04' 05" and a chord of 247.18 feet that bears North 21° 28' 21" West; thence along the arc of said curve a distance of 247.34 feet to the point of reverse curvature of a curve to the right, having a radius of 75.00 feet and a central angle of 86° 33' 17"; thence along the arc of said curve a distance of 113.30 feet to the point of tangency; thence North 61° 32' 53" East, 1.08 feet; thence North 28° 27' 07" West, 100.00 feet; thence South 61° 32' 53" West, 1.08 feet to the point of curvature of a curve to the right, having a radius of 75.00 feet and a central angle of 86° 33' 17"; thence along the arc of said curve a distance of 113.30 feet to the point of reverse curvature of a curve to the left, having a radius of 2005.00 feet and a central angle of 06° 33' 23"; thence along the arc of said curve a distance of 229.43 feet; thence leaving said curve, run South 51° 32' 47" West, 19.00 feet to a point on non-tangent a curve to the left, having a radius of 1986.00 feet, a central angle of 01° 12' 08" and a chord of 41.67 feet that bears North 39° 03' 17" West; thence along the arc of said curve a distance of 41.68 feet to the point of tangency; thence North 39° 39' 21" West, 466.42 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 39.27 feet; thence leaving said curve, run North 39° 39' 21" West, 50.00 feet to a point on a non-tangent curve concave Northerly, having a radius of 25.00 feet, a central angle of 90° 00'

EXHIBIT A

00" and a chord of 35.36 feet that bears North 84° 39' 21" West; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 39° 39' 21" West, 120.41 feet to the point of curvature of a curve to the right, having a radius of 1669.00 feet and a central angle of 13° 58' 33"; thence along the arc of said curve a distance of 407.11 feet to the point of compound curvature of a curve to the right, having a radius of 1225.00 feet and a central angle of 25° 46' 18"; thence along the arc of said curve a distance of 551.00 feet to the point of tangency; thence North 00° 05' 30" East, 192.19 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency also being a point on the aforesaid Southerly right of way line of Cypress Parkway; thence leaving said Easterly boundary line of propose Solivita 7F, run South 89° 54' 30" East, along said Southerly right of way line 2930.85 feet to the Point of Beginning.

Said parcel contains 368.51 acres, more or less.

EXHIBIT A

Exhibit B

Legal Description
The Courtyards at Montelena

All of SOLIVITA PHASE 5F, according to the plat thereof, recorded in Plat Book 145, at Page 1, of the Public Records of Polk County, Florida

SOLIVITA GRAND

LEGAL DESCRIPTION:

POINCIANA NEIGHBORHOOD 2 NORTH, VILLAGE 2 AS RECORDED IN PLAT BOOK 3, PAGES 88-98 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, CONTAINING 606.200 ACRES, MORE OR LESS;

TOGETHER WITH:

POINCIANA NEIGHBORHOOD 2 SOUTH, VILLAGE 2 AS RECORDED IN PLAT BOOK 3, PAGES 99-108 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, CONTAINING 559.897 ACRES, MORE OR LESS;

TOGETHER WITH:

POINCIANA NEIGHBORHOOD 4, VILLAGE 2 AS RECORDED IN PLAT BOOK 3, PAGES 120-132 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, CONTAINING 631.934 ACRES, MORE OR LESS;

TOGETHER WITH:

POINCIANA NEIGHBORHOOD 5 EAST, VILLAGE 2 AS RECORDED IN PLAT BOOK 3, PAGES 133-134 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, CONTAINING 554.742 ACRES, MORE OR LESS;

TOGETHER WITH:

POINCIANA NEIGHBORHOOD 5 WEST, VILLAGE 2 AS RECORDED IN PLAT BOOK 3, PAGES 135-143 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, CONTAINING 437.336 ACRES, MORE OR LESS;

Solivita West Legal Description

A portion of Replat of Poinciana Village 4 Neighborhood 1 West-North, according to the plat thereof as recorded in Plat Book 62, Pages 33 through 35 inclusive, of the Public Records of Polk County, Florida.
And
A portion of Poinciana Village 4 Neighborhood 1 West-South according to the plat thereof as recorded in Plat Book 56, Pages 32 through 41 inclusive, of the Public Records of Polk County, Florida.
And
A portion of Poinciana Village 4 Neighborhood 3, according to the plat thereof as recorded in Plat Book 57, Pages 1 through 8 inclusive, of the Public Records of Polk County, Florida,
And
A portion of Poinciana Neighborhood 1 East Village 4, according to the plat thereof as recorded in Plat Book 56, Pages 25 through 31 inclusive, of the Public Records of Polk County, Florida,
And
A portion of Solivita - Phase IVA, according to the plat thereof as recorded in Plat Book 120, Pages 13 through 17 inclusive, of the Public Records of Polk County, Florida,
And
A portion of Solivita - Phase IVC Section 2, according to the plat thereof as recorded in Plat Book 124, Pages 33 through 38 inclusive, of the Public Records of Polk County, Florida,

All lying within Sections 15, 16, 21, 22 and 27, Township 27 South, Range 28 East, Polk County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 15; thence run South 89° 54' 30" East along the North line of the Northwest 1/4 of said Section 15, also being the North line of the said Replat of Poinciana Village 4 Neighborhood 1 West-North, for a distance of 2357.51 feet to the Northeast corner of said Replat; thence run South 00° 05' 30" West, along the East line of said Replat, a distance of 300.00 feet to the Point of Beginning; also being a point on the Southerly right of way line of Cypress Parkway; thence South 89° 54' 30" East along said Southerly right of way line a distance of 25.02 feet to the point of a cusp of a curve concave Southeasterly, having a radius of 25.00 feet, a central angle of 90° 00' 00" and a chord of 35.36 feet that bears South 45° 05' 30" West; thence leaving said Southerly right of way line, run along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00° 05' 30" West, 192.19 feet to the point of curvature of a curve to the left, having a radius of 1225.00 feet and a central angle of 25° 46' 18"; thence along the arc of said curve a distance of 551.00 feet to the point of compound curvature of a curve to the left, having a radius of 1669.00 feet and a central angle of 13° 58' 33"; thence along the arc of said curve a distance of 407.11 feet to the point of tangency; thence South 39° 39' 21" East, 120.41 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 39.27 feet; thence leaving said curve, run South 39° 39' 21" East, 50.00 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 25.00 feet, a central angle of 90° 00' 00" and a chord of 35.36 feet that bears South 05° 20' 39" West; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 39° 39' 21" East, 466.42 feet to the point of curvature of a curve to the right, having a radius of 1986.00 feet and a central angle of 1° 12' 08"; thence along the arc of said curve a distance of 41.68 feet; thence leaving said curve, run North 51° 32' 47" East, 19.00 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 2005.00 feet, a central angle of 6° 33' 23" and a chord of 229.31 feet that bears South 35° 10' 31" East; thence along the arc of said curve a distance of 229.43 feet to the point of reverse curvature of a curve to the left, having a radius of 75.00 feet and a central angle of 86° 33' 17"; thence along the arc of said curve a distance of 113.30 feet to the point of tangency; thence North 61° 32' 53" East, 1.08 feet; thence South 28° 27' 07" East, 100.00 feet; thence South 61° 32' 53" West, 1.08 feet to the point of curvature of a curve to the left, having a radius of 75.00 feet and a central angle of 86° 33' 17"; thence along the arc of said curve a distance of

113.30 feet to the point of reverse curvature of a curve to the right, having a radius of 2005.00 feet and a central angle of 7° 04' 05"; thence along the arc of said curve a distance of 247.34 feet; thence leaving said curve, run South 72° 03' 42" West, 19.00 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 1986.00 feet, a central angle of 2° 16' 57" and a chord of 79.11 feet that bears South 16° 47' 50" East; thence along the arc of said curve a distance of 79.12 feet to the point of tangency; thence South 15° 39' 21" East, 131.81 feet to point of curvature of a curve to the left, having a radius of 15.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 23.56 feet to the point of tangency; thence North 74° 20' 39" East, 1.00 feet; thence South 15° 39' 21" East, 50.00 feet; thence South 74° 20' 39" West, 1.00 feet to the point of curvature of a curve to the left, having a radius of 15.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve a distance of 23.56 feet to the point of tangency; thence South 15° 39' 21" East, 531.07 feet to the point of curvature of a curve to the left, having a radius of 1287.00 feet and a central angle of 16° 30' 09"; thence along the arc of said curve a distance of 370.68 feet to the point of tangency; thence South 32° 09' 30" East, 345.55 feet to a point on the Northerly boundary line of Solivita -Phase IVA as recorded in Plat Book 120, Pages 13 through 17 of the Public Records of Polk County, Florida; thence South 57° 50' 29" West, along said Northerly boundary line 62.00 feet to the Westerly boundary line of said Solivita - Phase IVA; thence South 32° 09' 30" East, 400.05 feet along said Westerly boundary line to the point of curvature of a curve to the right, having a radius of 1400.00 feet and a central angle of 40° 56' 32"; thence along the arc of said curve and Westerly boundary line a distance of 1000.40 feet to a point on a non-tangent curve concave Westerly, having a radius of 37.00 feet, a central angle of 51° 28' 48", and a chord of 32.14 feet that bears North 19° 38' 52" East; thence along the arc of said curve 33.24 feet to a point on the Southwesterly right of way line of Solivita Boulevard per said Solivita - Phase IVA; thence leaving said right of way line run North 83° 54' 34" East, 62.00 feet to a point on the Northeasterly right of way line of said Solivita Boulevard, said point being on a non-tangent curve concave Easterly, having a radius of 210.00 feet, a central angle of 12° 22' 43", and a chord of 45.28 feet that bears South 12° 16' 56" East; thence along the arc of said curve a distance of 45.37 feet to the point of compound curvature of a curve to the left, having a radius of 25.00 feet and a central angle of 30° 04' 33"; thence along the arc of said curve a distance of 13.12 feet to the point of reverse curvature of a curve to the right, having a radius of 87.00 feet and a central angle of 37° 38' 26"; thence along the arc of said curve a distance of 57.15 feet to the point of reverse curvature of a curve to the left, having a radius of 25.00 feet and a central angle of 30° 05' 26"; thence along the arc of said curve a distance of 13.13 feet to the point of compound curvature of a curve to the left, having a radius of 210.00 feet and a central angle of 14° 57' 05"; thence along the arc of said curve a distance of 54.80 feet to a point on said Northeasterly right of way of line of Solivita Boulevard; thence leaving said right of way line run South 34° 03' 07" West, 62.00 feet to a point on the Southeasterly right of way line of Solivita Boulevard, said point being on a non-tangent curve concave Southerly, having a radius of 25.00 feet, a central angle of 75° 26' 30", and a chord of 30.59 feet that bears South 86° 19' 52" West; thence along the arc of said curve a distance of 32.92 feet to the point of tangency; thence South 48° 36' 38" West, 89.56 feet to the point of curvature of a curve to the left, having a radius of 87.00 feet and a central angle of 29° 37' 44"; thence along the arc of said curve a distance of 44.99 feet to a point on the Southeasterly right of way line of Montage Lane per said Solivita - Phase IVA; thence leaving said right of way line run North 71° 01' 06" West, 50.00 feet to a point on the Northwesterly right of way line of said Montage Lane said point being on a non-tangent curve concave Northwesterly, having a radius of 1420.00 feet, a central angle of 2° 47' 46", and a chord of 69.29 feet that bears North 17° 35' 01" East; thence along the arc of said curve a distance of 69.30 feet to the point of compound curvature of a curve to the left, having a radius of 37.00 feet and a central angle of 61° 37' 37"; thence along the arc of said curve a distance of 39.80 feet to the point of reverse curvature of a curve to the right, having a radius of 87.00 feet and a central angle of 0° 44' 48"; thence along the arc of said curve a distance of 1.13 feet to a point on said Westerly boundary line of Solivita - Phase IVA; thence run the following courses and distance along said Westerly boundary line said point being on a non-tangent curve concave Westerly having a radius of 1400.00 feet, a central angle of 18° 01' 12" and a chord of 438.50 feet that bears South 23° 50' 28" West; thence along the arc of said curve a distance of 440.31 feet to the point of tangency; thence South 32° 51' 04" West, 556.37 feet; thence South 54° 05' 29" East, 39.14 feet; thence North 74° 41' 27" East, 16.35 feet to a point on the

Westerly boundary line of Solivita - Phase IVB as recorded in Plat Book 121, Pages 2 through 6 of the Public Records of Polk County, Florida; thence leaving said Westerly boundary line of Solivita - Phase IVA, run the following courses and distances along said Westerly boundary line Solivita - Phase IVB; South 32° 50' 30" West, 309.24 feet to the point of curvature of a curve to the left, having a radius of 1825.00 feet and a central angle of 24° 02' 18"; thence along the arc of said curve a distance of 765.68 feet to the point of tangency; thence South 08° 48' 12" West, 793.10 feet to a point on the Westerly boundary line of Solivita Phase IVC Section 1 as recorded in Plat Book 124, Pages 15 through 18 of the Public Records of Polk County, Florida; thence continue South 08° 48' 12' West, 1480.85 feet along said Westerly boundary line to a point on the Westerly boundary line of Solivita - Phase IVC Section 2 as recorded in Plat Book 124, Pages 33 through 38 of the Public Records of Polk County, Florida; thence continue South 08° 48' 12" West, 288.76 feet along said Westerly boundary line; thence leaving said Westerly boundary line, run North 48° 33' 03" East, 90.45 feet; thence North 10° 11' 29" East, 41.02 feet to a point on the Southerly line of Tract B-3 of said Solivita Phase IVC Section 2; thence South 80° 21' 50" East, 122.59 feet along said Southerly line to a point on the right of way line of Barcelona Drive per Solivita Phase IVC Section 2; Thence the following courses and distances along said right of way line, said point being on a non-tangent curve concave Northwesterly, having a radius of 11.00 feet, a central angle of 32° 41' 39", and a chord of 6.20 feet that bears South 73° 50' 30" West; thence along the arc of said curve a distance of 6.28 feet to the point of reverse curvature of a curve to the left, having a radius of 230.00 feet and a central angle of 47° 52' 05"; thence along the arc of said curve a distance of 192.15 feet to the point of compound curvature of a curve to the left, having a radius of 50.00 feet and a central angle of 234° 07' 16"; thence along the arc of said curve a distance of 204.31 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 66° 34' 29"; thence along the arc of said curve a distance of 29.05 feet; thence leaving said curve and right of way line of Barcelona Drive, run South 08° 41' 06" East, 126.41 feet along the Westerly line of said Tract B-4 to a point on the Southerly line of said Tract B-4; thence leaving said Westerly line, run North 85° 21' 22" West, 30.72 feet; thence South 81° 22' 22" West, 27.50 feet; thence South 56° 36' 05" West, 23.84 feet; thence South 38° 51' 43" West, 17.98 feet; thence South 01° 01' 23" West, 29.75 feet; thence South 04° 10' 01" East, 21.93 feet; thence South 16° 35' 26" East, 31.39 feet; thence South 10° 18' 54" West, 92.54 feet; thence South 10° 52' 38" West, 62.33 feet; thence South 33° 51' 08" West, 2.14 feet; thence South 86° 27' 14" West, 22.23 feet; thence North 63° 47' 00" West, 18.39 feet; thence North 46° 51' 20" West, 30.71 feet; thence North 71° 53' 34" West, 19.89 feet to a point on the Westerly boundary line of said Solivita Phase IVC Section 2; thence the following courses and distances along said Westerly boundary line Solivita - Phase IVC Section 2; thence South 08° 48' 12" West, 236.83 feet; thence North 81° 11' 27" West, 49.45 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1271.75 feet, a central angle of 39° 58' 39"; and a chord of 869.46 feet that bears South 28° 47' 52" West; thence along the arc of said curve a distance of 887.35 feet to the point of tangency; thence South 48° 47' 11" West, 218.95 feet; thence South 41° 09' 19" East, 52.25 feet; thence South 48° 47' 11" West, 256.95 feet; thence North 41° 11' 48" West, a distance of 149.91 feet to a point on the Westerly boundary line of said Poinciana Village 4 Neighborhood 3 as recorded in Plat Book 57, Pages 1 through 8 of the Public Records of Polk County, Florida; thence the following courses and distances along said Westerly boundary line; North 41° 11' 48" West, a distance of 300.00 feet to the point of curvature of a curve to the left, having a radius of 1925.00 feet, and a central angle of 8° 30' 00"; thence along the arc of said curve a distance of 285.58 feet to the point of tangency; thence North 49° 41' 48" West, 686.31 feet to the point of curvature of a curve to the right, having a radius of 2025.00 feet, and a central angle of 54° 47' 18"; thence along the arc of said curve a distance of 1936.38 feet to the point of tangency; thence North 05° 05' 30" East, a distance of 696.42 feet to the point of curvature of a curve to the left, having a radius of 1125.00 feet, and a central angle of 28° 00' 00"; thence along the arc of said curve a distance of 549.78 feet to the point of tangency; thence North 22° 54' 30" West, a distance of 425.00 feet to the Northwest corner of the said plat of Poinciana Village 4 Neighborhood 3; also being the Southwest corner of the aforementioned plat of Poinciana Village 4 Neighborhood 1 West-South; thence along the Westerly boundary of said Poinciana Village 4 Neighborhood 1 West-South the following courses and distances; North 22° 54' 30" West, a distance of 1734.54 feet to the point of curvature of a curve to the left, having a radius of 3224.82 feet, and a central angle of 17° 24' 21"; thence along

the arc of said curve a distance of 979.67 feet to the point of tangency; thence North 40° 18' 51" West, a distance of 2040.00 feet to the Northwest corner of the said plat of Poinciana Village 4 Neighborhood 1 West-South, also being the Southwest corner of the aforementioned Replat of Poinciana Village 4 Neighborhood 1 West-North; thence along the Westerly boundary of said replat the following courses and distances; North 40° 18' 51" West, a distance of 767.23 feet; thence North 50° 11' 54" West, a distance of 1730.06 feet to a point on the aforesaid Southerly right of way line of Cypress Parkway; thence leaving the Westerly boundary, run along said Southerly right of way line the following courses and distances; South 75° 00' 00" East, a distance of 1393.85 feet; to the point of curvature of a curve to the left, having a radius of 2650.00 feet, and a central angle of 52° 39' 45"; thence along the arc of said curve a distance of 2435.70 feet to the point of tangency; thence North 52° 28' 14" East, a distance of 1094.45 feet; to the point of curvature of a curve to the right, having a radius of 2350.00 feet, and a central angle of 37° 37' 16"; thence along the arc of said curve a distance of 1543.04 feet to the point of tangency; thence South 89° 54' 30" East, a distance of 413.84 feet to the Point of Beginning.

Said parcel contains 949.96 acres, more or less.

The Plat of Solivita 7A, according the Plat recorded in Plat Book 134, Page 20 of the Public Records of Polk County, Florida.

The Plat of Solivita 7C according the Plat recorded in Plat Book 136, Page 3 of the Public Records of Polk County, Florida.

The Plat of Solivita 7B1, according the Plat recorded in Plat Book 136, Page 14 of the Public Records of Polk County, Florida.

The Plat of Solivita 7B2, according the Plat recorded in Plat Book 136, Page 39 of the Public Records of Polk County, Florida.

The Plat of Solivita 7D, according the Plat recorded in Plat Book 137, Page 9 of the Public Records of Polk County, Florida.

The Plat of Solivita 7G1, according the Plat recorded in Plat Book 143, Page 13 of the Public Records of Polk County, Florida.

EXHIBIT B
TO
AMENDMENT TO POINCIANA SUBDIVISION DECLARATION

VILLAGE 4 PROPERTY REMAINING SUBJECT TO THE POINCIANA SUBDIVISION DECLARATION

PORTION OF REPLAT OF POINCIANA NEIGHBORHOOD 1 WEST-NORTH, VILLAGE 4

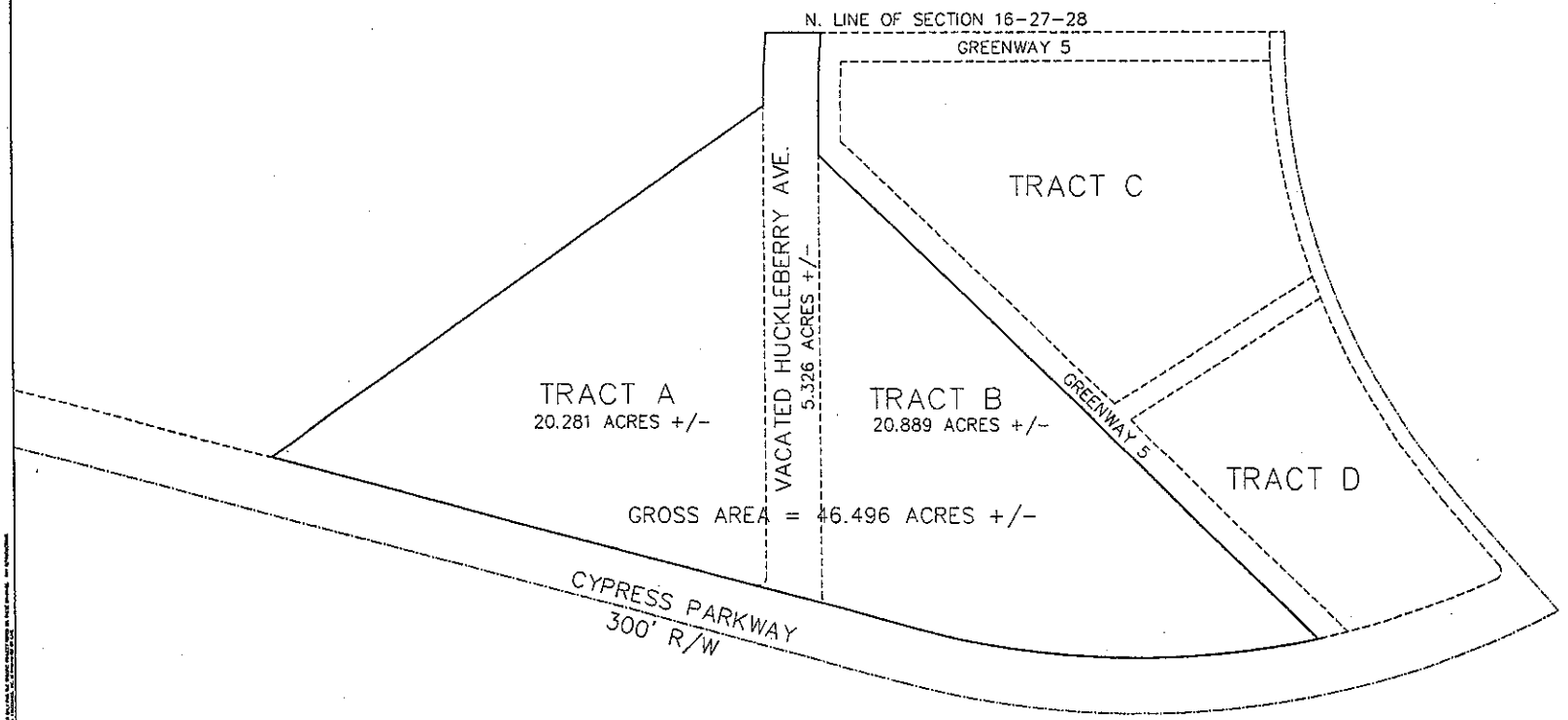
LEGAL DESCRIPTION:

TRACT A, TRACT B AND THAT PORTION OF VACATED HUCKELBERRY AVENUE, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF CYPRESS PARKWAY AND SOUTH OF THE NORTH LINE OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 28 EAST, AS SHOWN ON THE REPLAT OF POINCIANA NEIGHBORHOOD 1 WEST-NORTH, VILLAGE 4, AS RECORDED IN PLAT BOOK 62, PAGES 33 THROUGH 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINING 46.496 ACRES, MORE OR LESS.

SKETCH OF LEGAL DESCRIPTION

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929



NOTE: THIS IS NOT A SURVEY

B.O.C = BACK OF CURB
BLDG. = BUILDING
C.B.S. = CONCRETE BLOCK STRUCTURE
CH = CHORD
C.M. = CONCRETE MONUMENT
C.P. = CONCRETE PIPE
CONC. = CONCRETE
CB = CHORD BEARING
D = DRAINAGE
E.O.P. = EDGE OF PAVEMENT
EL = ELEVATION
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND = FOUND
HWA = HANSON, WALTER & ASSOCIATES
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH OF CURVE
L.B. = LICENSED SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
O/S = OFFSET
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PG = PAGE
R = RADIUS
RES. = RESIDENCE
RGE = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RG = ROOF OVERHANG
R/W = RIGHT OF WAY
SW = SIDEWALK
SEC = SECTION
T = TANGENT LENGTH OF CURVE
TOB = TOP OF BANK
TWP = TOWNSHIP
UE = UTILITY
UG = UNDERGROUND
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
= FLAT DATA
= PK NAIL
= IRON ROD
= CONCRETE MONUMENT
= NAIL & DISC
= IRON PIPE
BSL = BUILDING SETBACK LINE
OE = OVERHEAD ELECTRIC LINE
GAS = GAS LINE
W = WATER LINE
UP = UTILITY POWER POLE
GW = GUY WIRE
TB = TELEPHONE BOX
EB = ELECTRIC BOX
LP = LIGHT POLE
CO = CLEANOUT
SS = SANITARY SEWER MANHOLE
SD = STORM DRAINAGE MANHOLE
= TREE
DB = CABLE BOX

I hereby certify that the survey represented hereon has been prepared in accordance with the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Randy Hanson, P.L.S. # 4629 or Carol Castleberry, P.L.S. #4328 — Date Signed

DESIGN N/A | FB# N/A | SEC 16
DRAWN R.H. | PAGE N/A | TWP 27 S.
CHK'D R.H. | SCALE 1" = 150' | RGE 28 E.
CAD# JOB STAMP | DATE OF SURVEY 12-08-11

DATE	BY	REVISIONS

400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34744
PHONE (407) 847-8433 FAX (407) 847-2498
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

AVATAR PROPERTIES, INC.

REPLAT OF POINCIANA NEIGHBORHOOD 1 WEST-NORTH VILLAGE 4

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

SHEET NO. 1 of 1
JOB# 10811