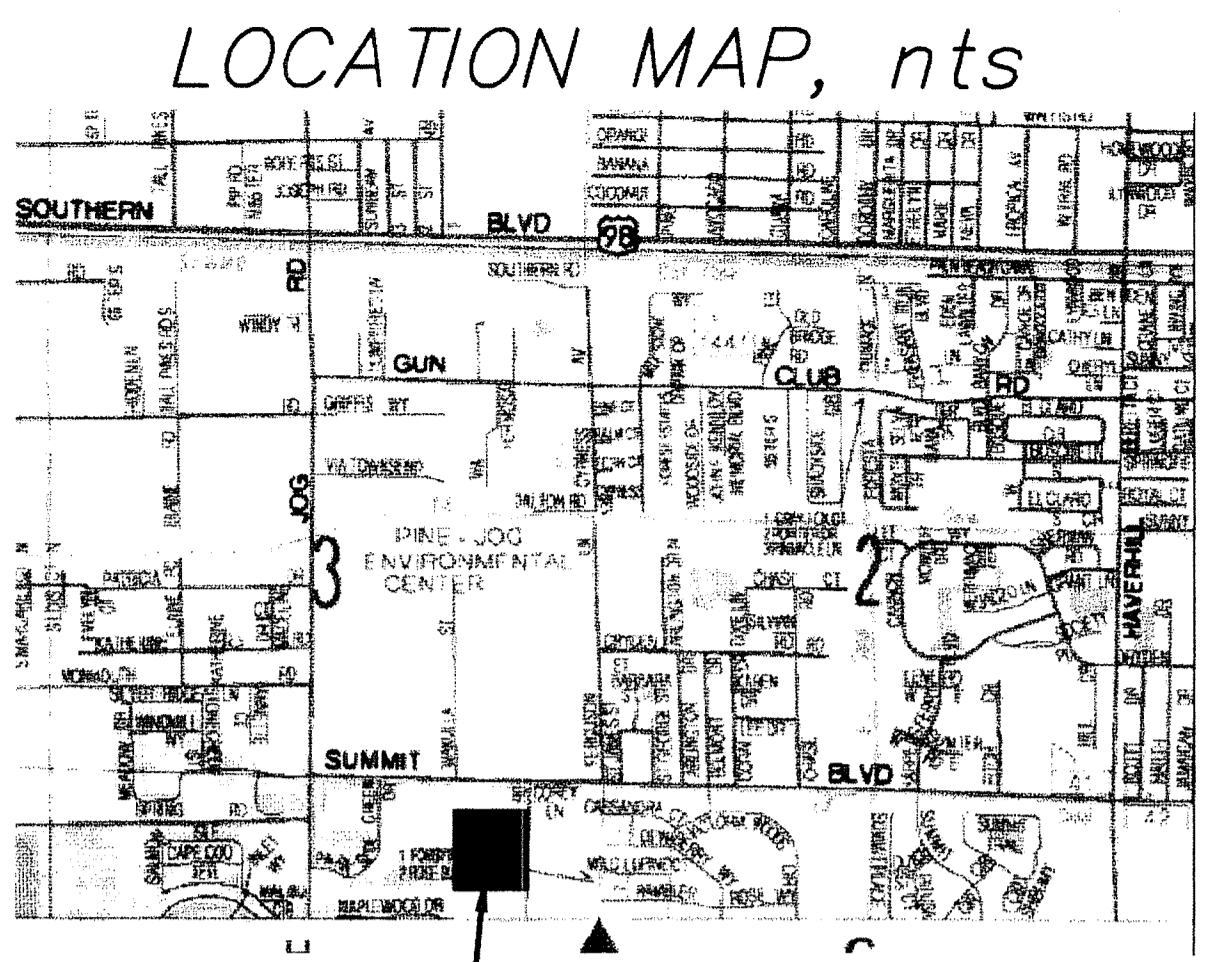


SHARON R. BOCK
CLERK AND COMPTROLLER
By: Monica P. [Signature]
DEPUTY CLERK



THE RESERVE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS RESERVE AT SUMMIT, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RESERVING THE EAST 30 FEET FOR ROAD PURPOSES.
PARCEL 2:
THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (LESS THE EAST 30 FEET FOR ROAD RIGHT OF WAY) IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
PARCEL 3:
ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE EAST 30 FEET THEREOF.

ALSO DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 88°38'13" WEST 1/4 ALONG THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 751.53 FEET TO A POINT ON THE EAST LINE OF THE WEST (1/2) OF THE NORTHEAST (1/4) OF THE NORTHEAST (1/4) OF SAID SECTION 10; THENCE SOUTH 01°13'10" WEST ALONG SAID LINE A DISTANCE OF 333.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH (1/2) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF SAID SECTION 10; THENCE NORTH 88°38'31" WEST ALONG SAID LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF RANCHETTE ROAD AS NOW LAID OUT AND IN USE AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 01°13'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1000.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH (1/2) OF THE SOUTHWEST (1/4) OF THE NORTHEAST (1/4) OF SAID SECTION 10; THENCE NORTH 88°39'25" WEST ALONG SAID LINE A DISTANCE OF 694.15 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST (1/4) OF SAID SECTION 10, ALSO BEING THE EAST LINE OF PINE LAKE PLAT AS RECORDED IN PLAT BOOK 95 PAGE 110, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 00°54'09" EAST ALONG SAID LINE A DISTANCE OF 1000.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH (1/2) OF THE NORTHWEST (1/4) OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTH 88°38'31" EAST ALONG SAID LINE A DISTANCE OF 699.68 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 697,234 SQUARE FEET OR 16.006 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. RESIDENTIAL ACCESS STREET

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERTYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, STORMWATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. OPEN SPACE TRACTS

TRACTS L1, L2, L3, L4, L5 AND L6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY.

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

3. OVERHANG/MAINTENANCE EASEMENTS
OVERHANG/MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ADJUTING THE EASEMENT, AND THE HOMEOWNERS ASSOCIATION, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY.

4. WATER MANAGEMENT TRACT
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

5. DRAINAGE, LAKE MAINTENANCE EASEMENTS
THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

6. RECREATIONAL AREA
TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY.

7. LIFT STATION EASEMENT
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

8. UTILITY EASEMENTS (UE)
ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERTYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE CITY OF GREENACRES AND PALM BEACH COUNTY FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF GREENACRES AND PALM BEACH COUNTY FLORIDA, ITS SUCCESSORS AND ASSIGNS.

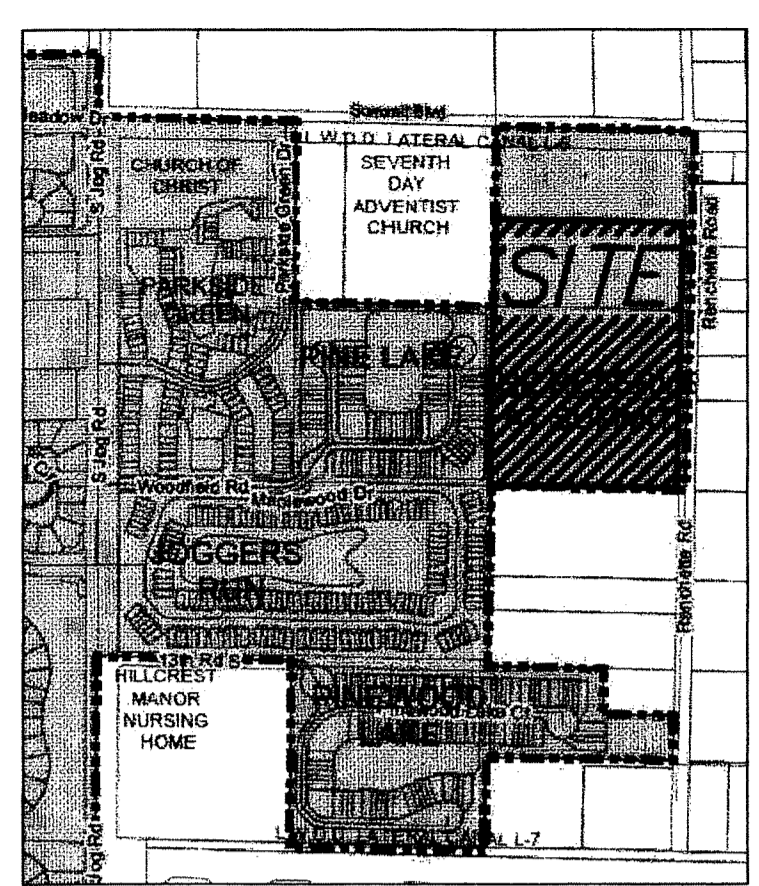
9. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

RESERVE AT SUMMIT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
JUNE - 2015

DEDICATION AND RESERVATIONS CONTINUED:

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.



CITY LIMITS
LOCATION MAP, nts

CITY OF GREENACRES APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF July A.D. 2015

BY: Samuel J. Ferreri, MAYOR
BY: Patrick J. Gibney, P.E., CITY ENGINEER
BY: Wadie Atallah, P.E., CITY MANAGER
BY: Denise McGrew, CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.

BY: Douglas M. Dame, PSM DATED 6/8/2015
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4343

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1st DAY OF June, 2015.

RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Angel Rodriguez
PRINT NAME

Teresa Baluja
PRESIDENT

WITNESS: Marlon Sola
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Teresa Baluja, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE RESERVE AT SUMMIT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF June, 2015

MY COMMISSION EXPIRES: 09/01/2015
NOTARY PUBLIC
Martha Aleman
PRINT NAME

COMMISSION NUMBER: EE12717B

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 1st DAY OF June, 2015.

BY: Carlos Gonzalez
LENNAR HOMES, LLC
FLORIDA LIMITED LIABILITY COMPANY
CARLOS GONZALEZ
VICE PRESIDENT

WITNESS: Marlon Sola
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF

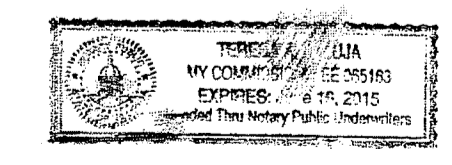
BEFORE ME PERSONALLY APPEARED Carlos Gonzalez, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF June, 2015

MY COMMISSION EXPIRES: 6/16/15
NOTARY PUBLIC
Teresa Baluja
PRINT NAME

COMMISSION NUMBER: EE065163

LENNAR HOMES, LLC
NOTARY
Seal



RESERVE AT SUMMIT
HOMEOWNERS ASSOCIATION
NOTARY
Seal

CITY ENGINEER
CITY SURVEYOR
CITY OF GREENACRES
SURVEYOR

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
CAULFIELD & WHEELER, INC.
700 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591