

Prepared by/Record and return to:

Mattamy Orlando LLC
Legal Department
4901 Vineland Road
Suite 450
Orlando, Florida 32811

THIS SPACE FOR RECORDER'S USE

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
CELEBRATION RESIDENTIAL PROPERTIES

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CELEBRATION RESIDENTIAL PROPERTIES (the "**Supplemental Declaration**") is made this 1st day of June, 2021, by **THE CELEBRATION COMPANY**, a Florida corporation ("**Declarant**" or "**TCC**"), **MATTAMY ORLANDO LLC**, a Delaware limited liability company ("**Owner**") and **THE CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida non-profit corporation (the "**Association**").

WITNESSETH:

WHEREAS, on December 19, 1995, TCC executed that certain Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties which was recorded in Official Records Book 1298, Page 1889, et seq. of the Public Records of Osceola County, Florida which after numerous amendments were subsequently amended, restated, replaced and superseded in its entirety by those certain Restatement of Amended and Restated Declaration of Covenants, Conditions and Restrictions for Celebration Residential Properties dated July 5, 2011 and recorded July 11, 2011 in Official Records Book 04150, Page 2350, of the Public Records of Osceola County, Florida, as now or hereafter amended (collectively, the "**Master Declaration**"); and

WHEREAS, on December 18, 2020, TCC executed that certain Declaration of Covenants, Conditions, and Restrictions and Obligations which was recorded on December 22, 2020 in Official Records Book 5856, Page 2816, of the Public Records of Osceola County, Florida, (the "**Declaration**") imposing the covenants, conditions, restrictions and obligations set forth therein upon the property described on Exhibit "A" attached hereto (the "**Property**") as a covenant running with title to the Property, such that from and after the date of recording the Declaration, the Property would be held, sold, used and conveyed subject to the Declaration, which would be binding upon Owner and each and every successor-in-title to Owner's fee simple interests in the Property (and each and every portion thereof); and

WHEREAS, the Declaration contemplated that this Supplemental Declaration to the Master Declaration be filed against the Property in such form and content as required and approved by TCC and the Association, and to among other things, submit the Property to the Master Declaration; and

WHEREAS, TCC and Owner have decided to impose certain use easements and covenants upon the Units and TH Units to be situated upon the Property in addition to those contained in the Declaration.

NOW THEREFORE, pursuant to the powers retained by TCC, TCC with the joinder and consent of Owner and the Association hereby subjects the Units and TH Units to the provisions of the Master Declaration and this Supplemental Declaration, which shall apply to the Property in addition to the

provisions of the Declaration. The Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration, the Master Declaration and the Declaration, all of which shall run with the title to the Units and TH Units, and shall be binding upon all persons having any right, title, or any interest in the Units and TH Units, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental Declaration shall be binding upon Owner and the Association.

ARTICLE I
Definitions; Unit Compliance

The definitions set forth in Article I of the Declaration and those contained in the Master Declaration are incorporated herein by reference. The number of Units and TH Units on the Property is subject to the terms of the Declaration concerning "Maximum Permitted Lots" (as defined in Section 1.1.71 of the Declaration).

ARTICLE II
Service Area Designation

2.1 Service Area Designation/Assignment. Pursuant to Section 3.2 of the Master Declaration, Owner as owner of 100% of the townhome units located on lots 26-33, 62-73, 74-88, within the Property (the "TH Units"), and TCC hereby designate the TH Units as being within a new Service Area to be known as CELEBRATION ISLAND VILLAGE TOWNHOMES SERVICE AREA (the "New Service Area"). The Association accepts the responsibility for the obligation and costs for operation, maintenance and insurance for the New Service Area in accordance with the terms of this Supplemental Declaration. For clarification purposes, only the TH Units will be subject to the New Service Area and the remainder of the single-family lots comprising the Property will not be subject to the New Service Area. It is the intention of the Association that all TH Units and future townhome units in Celebration Island Village be part of the New Service Area so that there is a single service area for all Celebration Island Village townhome units.

ARTICLE III
Maintenance, Insurance and Easements for TH Units

3.1 Maintenance Responsibilities for TH Units in the New Service Area. Pursuant to authority granted in the Master Declaration, the Association shall be responsible for performing, or causing to be performed, on behalf of the Owners of TH Units within the New Service Area, the following:

- (a) maintenance, repair and replacement of such area within the New Service Area as are conveyed to the Association; and
- (b) maintenance, including mowing, fertilizing, water monitoring, mulching, insect and disease control, pruning, and replacement as necessary, of all lawns and landscaping installed as part of the initial construction of the New Service Area and any replacements thereof; and
- (c) maintenance, including mowing, fertilizing, water monitoring, insect and disease control, pruning and replacement as necessary, of all lawns and landscaping on all property adjacent to the New Service Area for which the Owners of the TH Units would otherwise be responsible pursuant to the first paragraph of Section 6.1 of the Master Declaration; and

- (d) maintenance of the following exterior portions of the improvements constructed by the original builder on each TH Unit:
 - i. painting, of all exterior portions of the TH Units (including the exterior doors, soffits and fascia thereof), carports, garages, garage doors, and any walls or non-vinyl fences erected along the TH Unit boundaries (collectively "Boundary Fences") during the scheduled painting cycle; and
 - ii. caulking of the exterior portions of all windows and doors during the scheduled exterior painting cycle; and
 - iii. repairing and/or replacing, as necessary, the asphalt roofs, soffits and fascial of any TH Unit and garage, including any exterior asphalt porch roof originally constructed with the TH Unit; and
 - iv. maintaining, repairing and/or replacing, as necessary, the gutters and downspouts of the TH Unit and garages; and
 - v. replacing, as necessary, portions of the concrete walkways as originally constructed with the TH Unit (excluding individual walkways servicing an individual TH Unit, which shall be maintained by the Owner); and
 - vi. cleaning of vinyl fences, Boundary Walls of the TH Units, driveways and the exterior walls of all TH Units and garages on an annual basis; and
- (e) repairing and replacing, as necessary, any Boundary Fences and gates; and
- (f) maintaining, repairing and replacing, as necessary, the irrigation system (including, any sprinklers and water lines, wherever located) serving those portions of the TH Units and property adjacent to the TH Units for which the Association is responsible pursuant to Section 3.1(b) and (c) above, which areas may be irrigated through a master system and controllers operated by the Association, except that the Association shall have no responsibility for any sprinklers or other irrigation equipment installed by the Owner or occupant of any TH Unit; and
- (g) termite treatment of all exterior structural walls and foundations of the TH Units and garages; provided that the Association shall not be liable if such treatment proves to be ineffective; and
- (h) repairing or replacing any damaged garage door and exterior door hardware (but not garage door openers), and any other broken exterior door (which shall not include handles or locks) on any TH Unit; provided, however, the cost of such repair/replacement shall be the responsibility of the Owner of the affected TH Unit and not the entire New Service Area; and
- (i) replacing the shutters originally installed on the TH Unit during the scheduled exterior painting cycle; and
- (j) repairing and/or replacing as necessary, the metal roofs, soffits and fascia of any TH Unit and garage, including any exterior metal porch roof originally constructed on the TH Unit,

provided, however, the cost of such repair/replacement shall be the responsibility of the Owner of the affected TH Unit and not the entire New Service Area; and

- (k) maintaining, repairing and/or replacing railings, balconies, porch steps originally constructed on the TH Unit, provided, however, the cost of such work shall be the responsibility of the Owner of the affected TH Unit and not the entire New Service Area.

Notwithstanding the above, the Association's responsibilities pursuant to subsections 3.1(b) through (h) above shall not commence with respect to all TH Units, as to each item which is to be the Association's maintenance responsibility hereunder, until (i) the construction or installation of such item is complete; (ii) the Association has been notified in writing and given at least ten (10) business days from the date of receipt of such notice to inspect the item to verify that it is complete and free from material defects; and (iii) the Association has either indicated its acceptance of maintenance responsibility for each such item in writing or failed to notify Builder in writing within such ten (10) business day period of its rejection of such item and the reasons for such rejection, in which case it shall be deemed to have accepted the item. If the Association notifies of its rejection of any item within such ten (10) business day period, the item shall be deemed incomplete, and the process shall be repeated until the item is accepted or deemed accepted. The Association shall not reject an item unless it determines, in good faith, that there are material defects in the construction or installation of the item or that it has not been completed in all material respects in accordance with the plans approved by TCC. Notwithstanding the foregoing, Owner agrees to notify the Association of such inspection no more than one (1) building of TH Units per week.

Any dispute between the Association and any builder/developer relating to the status of completion or acceptance shall be subject to the dispute resolution procedures set forth in the Declaration.

In conducting the inspections hereunder, the Association is acting solely to protect its own interest and such right of inspection shall not create any duty to any purchaser or subsequent owner of any of the TH Units nor shall any such purchaser or owner have any right to rely upon the Association's inspection for any purpose.

Except as set forth above for maintenance of all portions of the TH Units, including any driveway serving the TH Unit and any landscaping or improvements installed by the Owners or occupants of any TH Unit shall be the responsibility of the respective Owners, as provided in Section 6.1 of the Master Declaration.

The Association shall not be responsible for any maintenance or repairs to any window, anything contained within any dwelling or garage, or any improvement or modification added or made to any improvement after the conveyance of the TH Unit to the first Owner following completion of construction of the TH Unit thereon by the builder.

All maintenance on TH Units shall be performed in a manner and on a schedule consistent with the Community-Wide Standard.

3.2 Insurance on TH Units. Each Owner shall maintain property insurance providing fire and extended coverage at full replacement cost, less a reasonable deductible, on all insurable improvements located on such Owner's TH Unit and shall provide a certificate evidencing such insurance to the Association with payment of the annual Base Assessment for such TH Unit and at other times upon request of the Board. The insurance policy shall name the Association as an additional insured. In the event of a casualty loss, the Association shall be entitled to file a claim on such insurance policy for the cost of any repair or reconstruction to the Unit and improvements thereon which is the Association's responsibility, and the Owner shall pay the amount of any deductible and shall be responsible for any deficiency in the

insurance proceeds. The Association shall be entitled to adjust with the insurance provider the amount of any proceeds payable to the Association and the Owner thereunder, based upon the amount necessary to enable the Owner and the Association each to repair and replace those portions of the Unit and improvements thereon which are their respective responsibilities.

In the event that an Owner fails to obtain such insurance or permits such insurance to lapse, the Association may, but shall not be obligated to, obtain such insurance on behalf of the Owner, and assess the costs thereof to the Owner and the Owner's TH Unit as a Specific Assessment. In the absence of sufficient insurance on any Unit, the Association shall be relieved of its obligation to maintain, repair and replace damaged or destroyed portions of the Owner's TH Unit, to the extent of such insufficiency. Alternatively, the Association may perform required repairs, whether the responsibility of the Association or the Owner, and assess all costs to the Owner and the Owner's TH Unit as a Specific Assessment.

3.3 Costs. Notwithstanding any contrary provision in the Declaration or the Master Declaration, the cost of all maintenance, repairs and replacements performed by the Association hereunder (except as otherwise provided in Section 3.1(h) above), the cost of water and electricity used in connection with the Association's irrigation of landscaping hereunder, and the cost of insurance provided by the Association on TH Units pursuant to Section 3.2 of this Supplemental Declaration (if required to be provided directly by the Association or if the Association elects to maintain insurance on behalf of an Owner of a TH Unit and the Association is not reimbursed therefor), shall be allocated equally among the TH Units as a Service Area Assessment pursuant to Sections 12.2 of the Master Declaration.

3.4 Maintenance Easement. The Association shall have a perpetual, non-exclusive easement over the TH Units for the purpose of performing its responsibilities hereunder and under the Master Declaration, which easement may be exercised by the Association, its officers, directors, employees, agents and contractors, and entry upon any TH Unit for such purpose shall not be deemed a trespass.

3.5 Cross-drainage Easement. Each TH Unit shall be burdened with a perpetual, non-exclusive easement over that portion of the TH Unit which is not improved with structures, for the purpose of drainage of stormwater runoff from any portion of the property; provided, no Person shall alter the nature drainage of stormwater from any TH Unit once construction of initial improvements has been completed so as to unreasonably increase the drainage of stormwater onto adjacent portions of the Property without the consent of Owner of affected property, the Board and the Declarant as long as it owns any property subject to the Master Declaration.

3.6 Easement of Irrigation Equipment. The Association shall have a perpetual, non-exclusive easement over, under and through all exterior portions of each TH Unit, except any area upon which structures have been erected and any fenced or enclosed area, for the purpose of installing, maintaining, repairing, replacing and operating all irrigation equipment, systems and lines serving all or any portion of the TH Units and/or property adjacent to the TH Units for which the Owners of the Additional Units would otherwise be responsible under Section 6.1 of the Master Declaration.

3.7 Utility Easement. Certain TH Units contain certain underground or under-slab utilities, including, without limitation, electric, water, sewer, cable or other utilities ("Utilities") that serve other TH Units. An easement (the "Utility Easement") is hereby granted under, through and over the areas of each TH Unit upon which Utilities are actually located (the "Utility Easement Area"), as may be required from time to time in order to install, maintain, inspect, alter, repair, replace or remove (collectively, "Maintain") the pipes, wires, ducts, vents, cables, conduits, apparatus and other facilities for such Utilities. The Utility Easement shall be in favor of (i) the other Owners whose TH Units are served by such Utilities (each, a "Benefitted Owner"), (ii) the entities providing such Utilities (each, a "Provider"), the Owner, Declarant

and the Association. The easement rights granted hereunder shall exist so long as the easement does not materially and adversely affect the Owner's use and enjoyment of his or her TH Unit as a residence. The Owners of the TH Units encumbered by the Utility Easement shall be reimbursed for any material physical damage to his or her TH Unit as a result of use of this easement by the Benefitted Owner(s), the Provider(s), the Declarant, the Owner or the Association. Notwithstanding any other provision hereof to the contrary, the Utility Easement Area shall be limited to the area upon which Utilities are actually located. An Owner shall do nothing within or outside his or her TH Unit that interferes with or impairs, or may interfere with or impair, the provision of such Utilities or the use of the Utility Easement for the foregoing purposes. The Benefitted Owner(s), Provider(s), the Owner, the Declarant, and the Association, and/or their respective agents shall have a right of access to each TH Unit Maintain the Utilities and to remove any improvements interfering with or impairing such Utilities. Such right of access, except in the event of an emergency, shall only be exercised in a manner which causes the least disturbance to the improvements located upon the TH Unit encumbered by the Utility Easement and shall not unreasonably interfere with the Owner's use of the TH Unit as a residence. Except in the event of an emergency (which shall not require prior notice), entry shall be made on not less than one (1) days' notice to the Owner.

3.8 Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement upon a TH Unit shall encroach upon another TH Unit or upon the Common Areas by reason of original construction by the Owner, then an easement for such encroachment shall exist so long as the encroachment exists, with no further action required by the Declaration, Owner or the Association to establish such easement. Lots may contain improvements such as balconies, HVAC systems or other improvements that may pass over or underneath an adjacent TH Unit or over or underneath the Common Areas. A perpetual non-exclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent TH Unit.

3.9 Bulk Services. Owner shall have the right to enter into a bulk services agreement to provide for cable, telephone and internet services to the TH Units constructed within the Property.

3.10 Celebration Island Village Townhomes Service Area Committee. There shall be a Celebration Island Village Townhomes Service Area Committee to serve as a committee for all of the TH Units within the Property. Owners of TH Units within the New Service Area may elect a "Service Area Committee" in accordance with the By-Laws to act as a committee to represent and act on behalf of the TH Unit Owners with respect to the services and benefits that the Association provides to the New Service Area. Owner hereby agrees that the Celebration Island Village Townhomes Service Area Committee shall only be comprised of TH Unit Owners other than Owner.

ARTICLE IV

Maintenance, Insurance and Easements for Single Family Units

4.1 Single Family Residences. Except as set forth above for maintenance of all portions of the Units (but not including the TH Units), any landscaping or improvements constructed or installed by the Owners or occupants of any other lot within the Property shall be the responsibility of the respective Owners, as provided in Section 6.1 of the Master Declaration.

4.2 Maintenance Easement. The Association shall have a perpetual, non-exclusive easement over the Units for the purpose of performing its responsibilities hereunder and under the Master Declaration, which easement may be exercised by the Association, its officers, directors, employees, agents and contractors, and entry upon any Unit for such purpose shall not be deemed a trespass.

4.3 Easement of Irrigation Equipment. The Association shall have a perpetual, non-exclusive easement over, under and through all exterior portions of each Unit, except any area upon which structures

have been erected and any fenced or enclosed area, for the purpose of installing, maintaining, repairing, replacing and operating all irrigation equipment, systems and lines serving all or any portion of the Units and/or property adjacent to the Units for which the Owners of the Additional Units would otherwise be responsible under Section 6.1 of the Master Declaration.

4.4 Insurance on Single-Family Units. Each Owner of a Unit shall be responsible for securing and maintaining property and liability insurance for their Unit. The Association is under no obligation to provide any type of insurance coverage to any Unit located on the Property.

4.5 Costs. Notwithstanding any contrary provision in the Master Declaration, the cost of all maintenance, repairs and replacements performed by the Association hereunder, shall be allocated equally among the Units as an Assessment pursuant to Chapter 12 of the Master Declaration.

4.6 Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement upon a Unit shall encroach upon another Unit or upon the Common Areas by reason of original construction by the Owner, then an easement for such encroachment shall exist so long as the encroachment exists, with no further action required by the Declaration, Owner or the Association to establish such easement. Lots may contain improvements such as balconies, HVAC systems or other improvements that may pass over or underneath an adjacent Unit or over or underneath the Common Areas. A perpetual non-exclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent Unit.

4.7 Bulk Services. Owner shall have the right to enter into a bulk services agreement to provide for cable, telephone and internet services to the Units constructed within the Property.

ARTICLE V
Assessments

5.1 Assessments. In connection with Chapter 12 of the Master Declaration, TCC and the Association hereby acknowledge and agree that the Owner will commence paying any applicable Base Assessments, Service Area Assessment, Use, Consumption and Activity Fees for the Property upon the first day of the month following: (a) the recordation of this Supplemental Declaration; or (b) the month in which the Board first determines a budget and levies assessments, whichever is later.

ARTICLE VI
Designation as Builder

6.1 Designation as a Builder. In connection with Section 2.5 of the Master Declaration, TCC and the Association hereby designates the Owner as a Builder within the Community, which shall include any and all beneficial rights available under the Declaration.

ARTICLE VII
Amendments

7.1 By The Celebration Company. Prior to the Oversight Termination Date (as defined in the Declaration), TCC may unilaterally amend this Supplemental Declaration for any purpose, provided such amendment does not have a materially adverse effect upon any right of any Owner. Thereafter, TCC may unilaterally amend this Supplemental Declaration if such amendment is necessary (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) to enable any reputable title insurance company to issue title insurance coverage on the Units and TH Units; (c) to enable any institutional or governmental lender, purchaser, insurer, or guarantor of mortgage loans,

including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure, or guarantee mortgage loans on the Units and/or TH Units; or (d) to satisfy the requirements of any local, state or federal governmental agency, provided such amendment does not adversely affect the title to any Unit and/or TH Units without the Owner's written consent. TCC may also unilaterally amend this Supplemental Declaration at any time for the purpose of submitting additional property to the terms hereof (it is expressly contemplated that additional property constituting portions of Celebration Island Village will be submitted as additional property in the future) or revising the description of property on Exhibit "A" to reflect revisions to recorded plats, or to redesignate Service Areas or Neighborhoods.

7.2 By Owners. Except as provided above and otherwise specifically provided herein, this Supplemental Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of seventy-five percent (75%) of the Owners of the Units and/or and TH Units, the written consent of the Association acting upon resolution of its Board of Directors, and, if the vote is prior to the Oversight Termination Date, the consent of TCC. No amendment shall be inconsistent with the Master Declaration. If an Owner consents to any amendment to this Supplemental Declaration, it will be conclusively presumed that such Owner has the authority to so consent, and no contrary provision in any mortgage or contract between the Owner and a third party will affect the validity of such amendment. No amendment may remove, revoke, or modify any right or privilege of TCC without its written consent or the written consent of TCC's assignee of such right or privilege.

ARTICLE VIII Restrictions

8.1 General Plan. It is the intention of TCC and Owner to establish and impose a general plan for the improvement, use and occupancy of the Community. Through this Supplemental Declaration, each Owner by accepting title to a Unit and/pr TH Units within the Property agrees to be bound by the restrictions of the Master Declaration and any rules and regulations adopted by the Association governing the Owner's use of his or her Unit and/or TH Units.

ARTICLE IX Miscellaneous

9.1 Residences. Each Unit and/or TH Unit may be improved with no more than one single family residence and such accessory structures and improvements consistent with a single family residence and such accessory structures and improvements consistent with a residential neighborhood (which may include a garage with additional living quarters, not to exceed one garage apartment) as may be permitted pursuant to the architectural controls described in the Master Declaration, the Declaration and in the deed conveying each Unit and/or TH Unit. Use of each such Unit and/or TH Unit shall be subject to the limitations on business use set forth in the Master Declaration and any existing use restrictions and rules.

A. All leases shall be for an initial term of no less than one year except with the Board's prior written consent which shall be given only upon written proof of good cause shown by the Unit Owner. Leases of garage apartments shall be for an initial term of no less than three months, and no garage apartment or Unit shall be leased to more than two separate tenants in any 12-month period. No garage apartment shall be leased or used for any purpose other than residential use, except that the occupant of the primary dwelling on a Unit may use the garage apartment for other uses consistent with the Charter and these Use Restrictions and Rules.

9.2 Conflicts with Other Declarations. Generally, the provisions of this Supplemental Declaration, the Master Declaration and the Declaration which address the same subject matter shall all

apply to the extent such provisions do not directly contradict one another. In the event there is a direct contradiction in the provisions of this Supplemental Declaration, the Master Declaration and/or the Declaration, the most restrictive provisions shall control; provided, however, in the event that it cannot be reasonably determined which provisions are the most restrictive, the provisions of this Supplemental Declaration shall control, unless otherwise expressly provided herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGES TO FOLLOW.]

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed and sealed by its duly authorized representatives, all effective as of the date set forth below (the "Effective Date").

Signed, sealed and delivered in the presence of:

THE CELEBRATION COMPANY, a Florida corporation

[Signature] (Signature)
Gregory J. Fox, Sr. (Print Name)
[Signature] (Signature)
Brandi Ferrone (Print Name)
STATE OF FLORIDA §
COUNTY OF OSCEOLA §

By: *[Signature]*
Name: Page P. Pierce
Title: Vice President
Date: June 4, 2021

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2021 by Page P. Pierce, as Vice President of The Celebration Company, a Florida corporation on behalf of the corporation, who is personally known to me or who has produced as identification.

[NOTARIAL SEAL]



[Signature]
Print Name: Brandi Ferrone
Notary Public, State of Florida
Commission #: GG 162103
My Commission Expires: 3/14/2022

(NOTARIAL SEAL)

JOINDER AND CONSENT

MATTAMY ORLANDO LLC, a Delaware limited liability company, as Owner of all of the Property described in **Exhibit "A"** of this Supplemental Declaration of Covenants, Conditions and Restrictions for Celebration Residential Properties (this "**Supplemental Declaration**"), joins in the execution of this Supplemental Declaration for purposes of evidencing its consent and joinder to and confirmation of the agreement to encumber the Property with this Supplemental Declaration and the recording of this Supplemental Declaration in the Public Records of Osceola County, Florida.

MATTAMY ORLANDO LLC,
a Delaware limited liability company

WITNESSES:

[Signature] (Signature)
Kacey Lethers (Print Name)
[Signature] (Signature)
Dustin McGlinchey (Print Name)

By: [Signature]
Name: David Baselice
Title: VP
Date: 6/1/2021

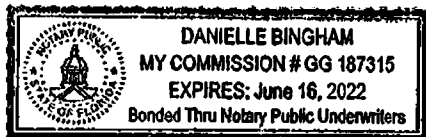
STATE OF FLORIDA §
 §
COUNTY OF ORANGE §

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of June, 2021, by David Baselice, as VP of Mattamy Orlando LLC, a Delaware limited liability company on behalf of the company, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

[Signature]
Print Name: DANIELLE BINGHAM
Notary Public, State of Florida
Commission #: GG 187315
My Commission Expires: 6.16.22

(NOTARIAL SEAL)



JOINDER AND CONSENT

THE CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida non-profit corporation, as the Association under this Supplemental Declaration of Covenants, Conditions and Restrictions for Celebration Residential Properties (this "**Supplemental Declaration**"), joins in the execution of this Supplemental Declaration for purposes of evidencing its consent and joinder to and confirmation of the agreement to encumber the Property with this Supplemental Declaration and the recording of this Supplemental Declaration in the Public Records of Osceola County, Florida.

THE CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida non-profit corporation

WITNESSES:

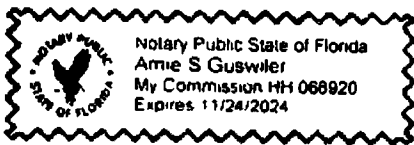
Kayli Curda (Signature)
Kayli Curda (Print Name)
[Signature] (Signature)
Neil Brennan (Print Name)

By: Diana Vassallo
Name: Diana Vassallo
Title: President
Date: 5/21/21

STATE OF FLORIDA §
 §
COUNTY OF osceola §

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of May, 2021 by Diana Vassallo, as President of The Celebration Residential Owners Association, Inc., a Florida non-profit corporation on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



[Signature]
Print Name: Amie Guswiler
Notary Public, State of Florida
Commission #: HH 066920
My Commission Expires: 11-24-24

Exhibit "A"
Legal Description of the Property

Lots 17 through 33, inclusive, and Lots 52 through 88, inclusive, CELEBRATION ISLAND VILLAGE, PHASE 1A, according to the plat thereof recorded in Plat Book 29, Page 151 - 161, Public Records of Osceola County, Florida.