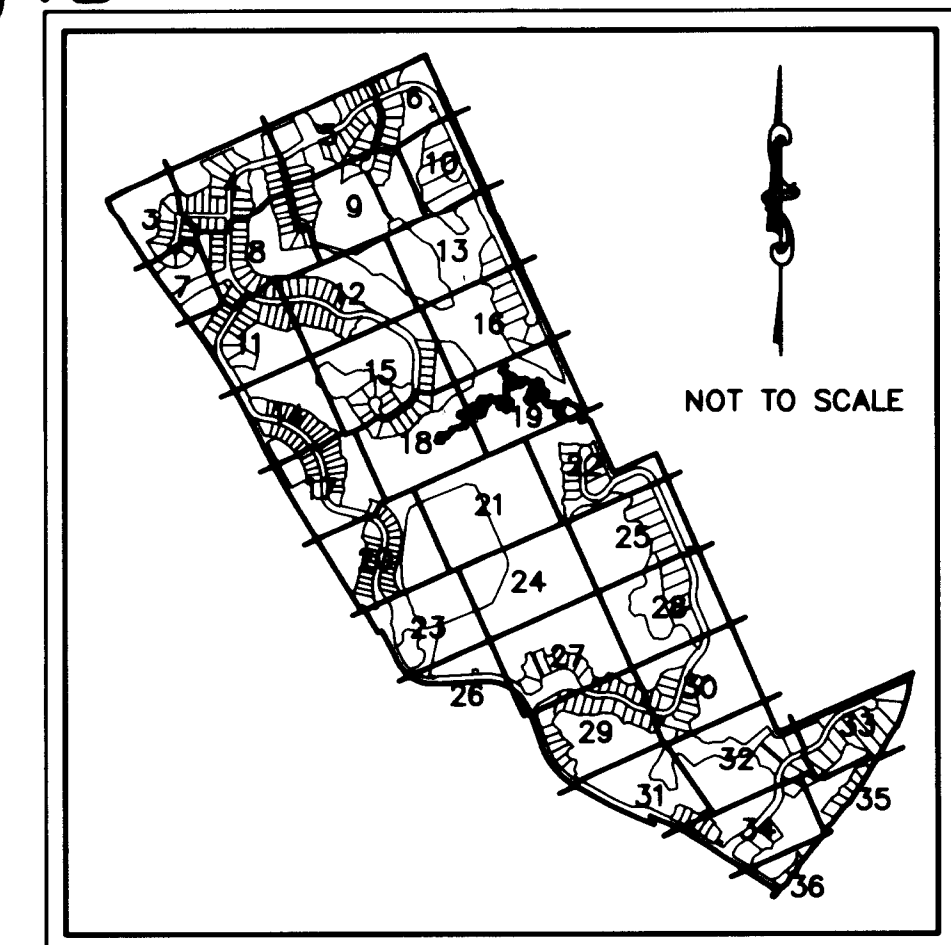


# Highlands Reserve P.U.D.

Being a portion of the Miles or Hanson Grant, as recorded in Plat Book 1, Page 11, public records of Dade (now Martin) County, Florida and being a replat of a portion of St. Lucie Inlet Farms, as recorded in Plat Book 1, Page 98, public records of Palm Beach (now Martin) County, Florida.



SHEET INDEX

### Certificate of Ownership and Dedication (Continued from Sheet 1)

#### 5. CONSERVATION TRACTS (PRIVATE)

THE CONSERVATION TRACTS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE CONSERVATION TRACTS...

THE PRIVATE CONSERVATION TRACTS SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION TRACTS INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS OR ABOVE THE GROUND...

1. A CONSERVATION EASEMENT OVER THE PRIVATE CONSERVATION TRACTS DESCRIBED ON THIS PLAT, HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION EASEMENT", IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)...

2. THE PURPOSE OF THESE RESTRICTIONS IS TO RETAIN LAND OR WATER EASEMENTS SET FORTH ON THE CONSERVATION EASEMENT IN ITS NATURAL, VEGETATIVE, HYDROLOGIC, SCENIC, OPEN, AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH CONSERVATION EASEMENT AS SUITABLE HABITAT FOR FISH, PLANTS OR WILDLIFE...

A. TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT TO ACCESS CONSERVATION EASEMENT AT REASONABLE TIMES WITH ANY NECESSARY EQUIPMENT OR VEHICLES TO ENFORCE THE RIGHTS HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY GRANOR AT THE TIME OF SUCH ENTRY; AND

B. TO ENJOIN ANY ACTIVITY ON OR USE OF THE CONSERVATION EASEMENT THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH EASEMENTS OR FEATURES OF THE CONSERVATION EASEMENT THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.

3. EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION EASEMENT:

- A. CONSTRUCTION OR PLACING OF BUILDINGS, ROAD, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND;
B. DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS;
C. REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH A DISTRICT APPROVED MAINTENANCE PLAN;
D. EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE;
E. SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER EASEMENT TO REMAIN IN ITS NATURAL CONDITION;
F. ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING, BUT NOT LIMITED TO, DITCHING, DIKING AND FENCING;
G. ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER EASEMENTS;
H. ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE CONSERVATION EASEMENTS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.

4. GRANOR RESERVES ALL RIGHTS AS OWNER OF THE PROPERTY, INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY DISTRICT RULE, CRITERIA, PERMIT AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS.

5. OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING CONSERVATION EASEMENT WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITEE HAS RECEIVED WRITTEN APPROVAL FROM THE SFWMD.

#### 6. COMMON AREAS

THE COMMON AREAS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")...

#### 7. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D. ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")...

(CONTINUED ABOVE)

### Certificate of Ownership and Dedication (Continued)

#### 8. WATER MANAGEMENT TRACTS AND LAKE MITIGATION TRACT

THE WATER MANAGEMENT TRACTS AND LAKE MITIGATION TRACT SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., ARE DESIGNATED AS PRIVATE, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION")...

#### 9. ACCESS EASEMENTS

THE ACCESS EASEMENTS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE ACCESS EASEMENTS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS PURPOSES...

#### 10. LANDSCAPE TRACTS

THE LANDSCAPE TRACTS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., ARE HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE LANDSCAPE TRACTS WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES...

#### 11. RECREATION TRACT

THE RECREATION TRACT SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., IS HEREBY DECLARED TO BE THE PROPERTY OF HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND IS FURTHER DECLARED TO BE A PRIVATE RECREATION TRACT WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR RECREATIONAL PURPOSES...

#### 12. LIFT STATION EASEMENT

THE LIFT STATION EASEMENTS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., ARE HEREBY DEDICATED TO MARTIN COUNTY FOR PUBLIC PURPOSES.

#### 13. EMERGENCY ACCESS EASEMENT

THE EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D. IS HEREBY DEDICATED TO MARTIN COUNTY FOR EMERGENCY ACCESS PURPOSES. NO PLANTING OR CONSTRUCTION WILL TAKE PLACE ON SAID ACCESS EASEMENT.

#### 14. TRACTS RW-1 AND RW-2

TRACTS RW-1 AND RW-2 AS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., ARE HEREBY DEDICATED TO MARTIN COUNTY FOR PUBLIC PURPOSES.

#### 15. TRACT A

TRACT A AS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., SHALL BE RESERVED TO D.R. HORTON, INC., A DELAWARE CORPORATION.

#### 16. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING THE OBLIGATION OF THE HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

CONSERVATION TRACT (PRIVATE)S AND WATER MANAGEMENT TRACTS

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSES OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE...

#### 17. UPLAND TRANSITION ZONE

THE UPLAND TRANSITION ZONE SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D. IS HEREBY DECLARED TO BE THE PROPERTY OF THE INDIVIDUAL LOT OWNERS FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE UPLAND TRANSITION ZONE SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE UPLAND TRANSITION ZONE DESIGNATED AS SUCH ON THIS PLAT.

WITNESS Mark Connor PRINT NAME Mark Connor

WITNESS A. G. Torres Jr. PRINT NAME A. G. Torres Jr.

D.R. HORTON, INC. A DELAWARE CORPORATION BY: PAUL ROMANOWSKI TITLE: VICE PRESIDENT

### Acknowledgment

STATE OF FLORIDA COUNTY OF Broward

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL ROMANOWSKI TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF D.R. HORTON, INC. A DELAWARE CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

Notary Public Signature: Amy Hetzel DD216806 MAJ 28, 2007 MY COMMISSION EXPIRES

### Title Certification

I, JUAN RODRIGUEZ, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF AUGUST 8, 2005, AT 8:00 P.M.

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.
DATED THIS 12th DAY OF AUGUST, 2005.

Notary Public Signature: Juan Rodriguez FLORIDA BAR NO.: 0616461 SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A. 2550 BRICKELL BAY VIEW CENTRE 80 SW 8TH STREET MIAMI, FLORIDA 33130

### Acceptance of Dedications

HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC., DOES HEREBY ACCEPT OWNERSHIP AND DEDICATIONS OF LAND, EASEMENTS, DRAINAGE EASEMENTS, CONSERVATION TRACTS, LAKE MITIGATION TRACT, COMMON AREAS, LANDSCAPE BUFFER EASEMENTS, WATER MANAGEMENT TRACTS, ACCESS EASEMENTS, LANDSCAPE TRACTS, RECREATION TRACTS, RESTRICTIONS, STREETS, RIGHTS-OF-WAY AND COVENANTS BY THE OWNER THEREOF AS SHOWN ON THIS PLAT OF HIGHLANDS RESERVE P.U.D., AND DOES HEREBY ACCEPT THE RESPONSIBILITIES SET FORTH THEREIN, AND SPECIFICALLY ACCEPTS THE MAINTENANCE, REPAIR AND REPLACEMENT OF SW SWALLOWTAIL WAY. SUCH MAINTENANCE, REPAIR AND REPLACEMENT OF SW SWALLOWTAIL WAY SHALL BE DETERMINED BY THE MARTIN COUNTY ENGINEER IN ACCORDANCE WITH MARTIN COUNTY STANDARDS.

DATED THIS 8th DAY OF August, 2005.

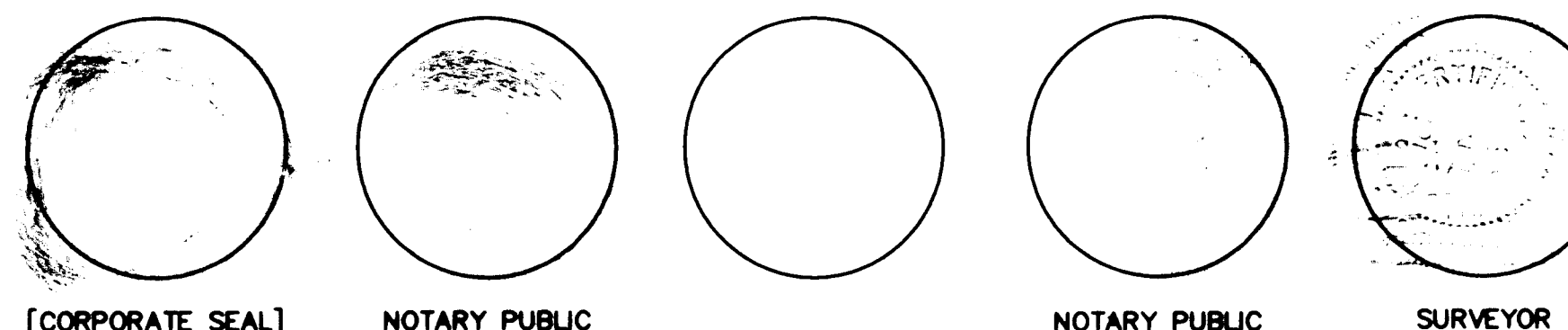
HIGHLANDS RESERVE OF PALM CITY HOMEOWNERS' ASSOCIATION, INC.,

WITNESS Mark Connor PRINT NAME Mark Connor

WITNESS A. G. Torres Jr. PRINT NAME A. G. Torres Jr.

Signature: Michael Humphries ITS: PRESIDENT

[CORPORATE SEAL] Signature: Michael Humphries PRINT NAME



[CORPORATE SEAL] NOTARY PUBLIC NOTARY PUBLIC SURVEYOR

### SURVEYOR'S NOTES

- 1) THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.
4) CONSERVATION TRACT (PRIVATE)S SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION AND OTHER BUILDING MAINTENANCE ACTIVITIES.
5) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF HAMMOCK CREEK PLAT NO. 1 (PLAT BOOK 13, PAGE 75). SAID LINE BEARS NORTH 66°01'46" EAST.

### Certificate of Surveyor and Mapper

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF HIGHLANDS RESERVE P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND INDIVIDUAL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS; AND, FURTHER, THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA PLATTING STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 15th DAY OF August, 2005.

Signature: David W. Schryver DAVID W. SCHRYVER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

Job Number 04-1020-01 Licensed Business #4108

