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Clerk of the Circuit Court

This instrument was prepared by
and upon recording should be returned to:

Wesley S. Haber, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

**NOTICE OF ESTABLISHMENT OF THE
ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on November 2, 2021, pursuant to a petition filed by Lennar Homes, LLC, the Board of County Commissioners of St. Johns County, Florida adopted Ordinance No. 2021-81 which became effective on November 4, 2021, establishing the St. Augustine Lakes Community Development District ("District"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes.

THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF

CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 9th day of November, 2021, and recorded in the Official Records of St. Johns County, Florida.

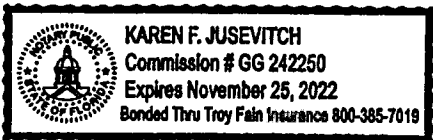
Wesley Haber
Wesley S. Haber
Hopping, Green & Sams, P.A.

R Hancock
Witness
Kim Hancock
Print Name

Jenny Gillis
Witness
Jennifer Gillis
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of November, 2021, Wesley S. Haber, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Karen F. Jusevitch
NOTARY PUBLIC, STATE OF FLORIDA

Name: Karen F. Jusevitch
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A

A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 00° 09' 50" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CARTER ROAD (A 60' FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE CONTINUE NORTH 00° 08' 50" WEST ALONG SAID WEST LINE OF SECTION 15, A DISTANCE OF 2,210.21 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 2297, PAGE 1487, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 38' 39" EAST ALONG THE NORTH LINE OF SAID DEED, A DISTANCE OF 516.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1902, PAGE 1009, SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY LINE OF SAID OFFICIAL RECORDS 1902, PAGE 1009, FIRST COURSE: SOUTH 13° 47' 24" EAST, A DISTANCE OF 387.39 FEET; SECOND COURSE: NORTH 89° 25' 18" EAST, A DISTANCE OF 214.00 FEET; THIRD COURSE: NORTH 10° 35' 17" WEST, A DISTANCE OF 255.32 FEET; THENCE NORTH 34° 32' 04" EAST, A DISTANCE OF 42.43 FEET; THENCE NORTH 10° 35' 17" WEST, A DISTANCE OF 71.59 FEET TO A POINT ON THE NORTH LINE OF OFFICIAL RECORDS 2297, PAGE 1487; THENCE NORTH 89° 38' 39" EAST ALONG PREVIOUSLY MENTIONED NORTH LINE, A DISTANCE OF 1,167.12 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00° 07' 39" WEST, A DISTANCE OF 109.57 FEET TO THE SOUTHWEST CORNER OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40; THENCE SOUTH 89° 52' 01" EAST ALONG THE SOUTH LINE OF SAID SECTION 40, A DISTANCE OF 215.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1380, PAGE 925; THENCE THE FOLLOWING FIVE COURSES ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS 1380, PAGE 925; FIRST COURSE: NORTH 15° 08' 28" WEST, A DISTANCE OF 170.00 FEET; SECOND COURSE: NORTH 71° 24' 19" EAST ALONG THE SOUTHERLY TERMINUS OF NEAL ROAD (A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.12 FEET; THIRD COURSE: NORTH 15° 06' 26" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NEAL ROAD, A DISTANCE OF 392.87 FEET; FOURTH COURSE: NORTH 71° 24' 19" EAST, A DISTANCE OF 208.71 FEET; FIFTH COURSE: NORTH 15° 06' 28" WEST, A DISTANCE OF 704.06 FEET; THENCE NORTH 71° 21' 18" EAST, A DISTANCE OF 316.34 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 2048, PAGE 1229; THENCE NORTH 71° 21' 18" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED DEED, A DISTANCE OF 279.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 18° 32' 50" EAST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN PARCEL "A" OF OFFICIAL RECORDS 1416, PAGE 1901, SAID PUBLIC RECORDS, A DISTANCE OF 318.85 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1416, PAGE 1894, SAID PUBLIC RECORDS; THENCE NORTH 71° 23' 03" EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED DEED, A DISTANCE OF 628.93 FEET TO THE SOUTHWEST CORNER OF DEED RECORDED IN OFFICIAL RECORDS 774, PAGE 1746; THENCE NORTH 18° 37' 39" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED DEED, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THOMPSON BAILEY ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 71° 21' 18" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 674.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2,991.37 FEET, A CENTRAL ANGLE OF 7°00'28" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08° 24' 47" EAST, 365.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 365.87 FEET TO THE NORTH LINE OF DEED RECORDED IN OFFICIAL RECORDS 1429, PAGE 1273; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID OFFICIAL RECORDS 1429, PAGE 1273; FIRST COURSE: SOUTH 71° 21' 18" WEST, A DISTANCE OF 87.87 FEET; SECOND COURSE: SOUTH 18° 37' 39" EAST, A DISTANCE OF 300.45 FEET; THIRD COURSE: NORTH 71° 23' 03" EAST, A DISTANCE OF 47.78 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2,990.00 FEET, A CENTRAL ANGLE OF 2°15'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18° 49' 31" EAST, 118.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 118.42 FEET; THENCE SOUTH 19° 57' 38" EAST, A DISTANCE OF 113.47 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 109°31'14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 59' 43" EAST, 101.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 118.51 FEET TO A POINT ON THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS 1416, PAGE 1894; THENCE SOUTH 71°22'44" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 1,511.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B", SAID OFFICIAL RECORDS 1416, PAGE 1901; THENCE SOUTH 14° 52' 41" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "B", OFFICIAL RECORDS 1418, PAGE 1901, A DISTANCE OF 330.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 15° 36' 08" EAST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1416, PAGE 1903, A DISTANCE OF 492.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID OFFICIAL RECORDS 1416, PAGE 1903 AND A POINT ON THE SOUTHERLY LINE OF SAID SECTION 40; THENCE SOUTH 89° 52' 01" EAST ALONG SAID SOUTHERLY LINE OF SECTION 40, A DISTANCE OF 809.65 FEET TO THE NORTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 447; THENCE SOUTH 00° 07' 38" EAST ALONG THE EAST LINE OF OFFICIAL RECORDS 563, PAGE 447, A DISTANCE OF 2,385.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 89° 38' 39" WEST ALONG SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 3,553.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PREVIOUSLY MENTIONED CARTER ROAD; THENCE NORTH 00° 08' 50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89° 38' 39" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CARTER ROAD, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 226.92 ACRES, MORE OR LESS.