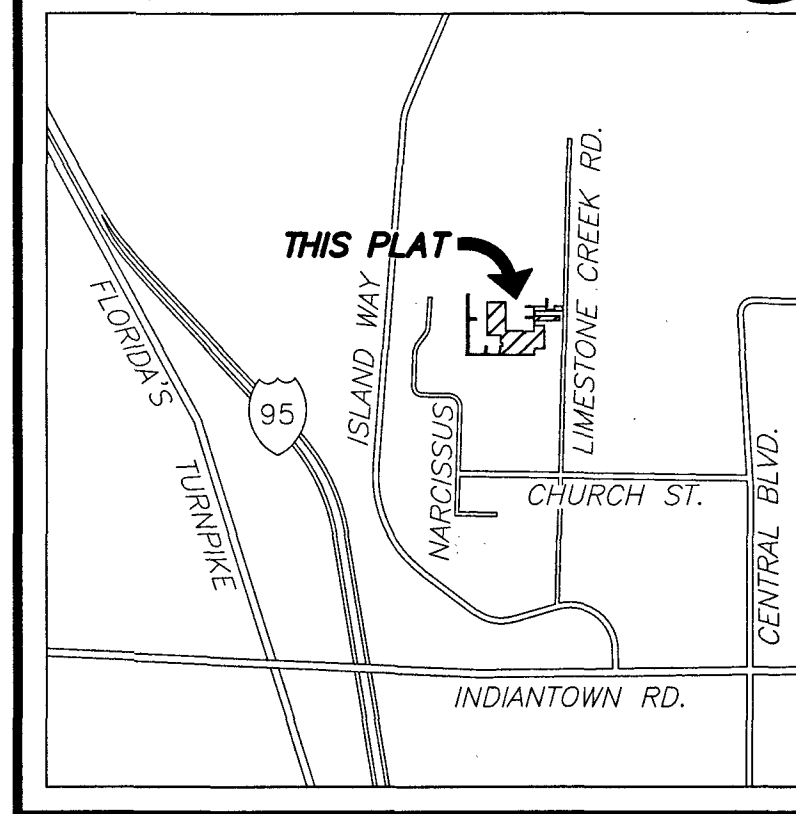


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RESERVE AT JUPITER PHASE 2 REPLAT

BEING A REPLAT OF TRACTS OS-2, OS-9, OS-10, L-1, AND R-2, OF THE PLAT OF RESERVE AT JUPITER, RECORDED IN PLAT BOOK 133, AT PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST.



90

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 3:24 P.M.

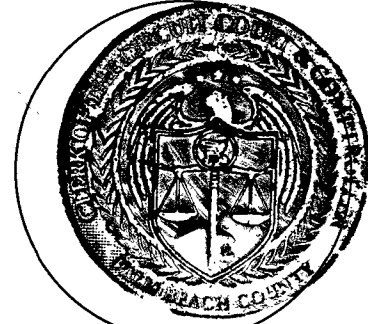
THIS 30 DAY OF JUNE
A.D. 2026 AND DULY RECORDED

IN PLAT BOOK 141
PAGES 90 THROUGH 96

MICHAEL CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 7 SHEETS



SITE DATA:

RESERVE AT JUPITER

CONTROL NUMBER: 2018-00034

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS RESERVE AT JUPITER PHASE 2 REPLAT, BEING A REPLAT OF TRACTS OS-2, OS-9, OS-10, L-1, AND R-2, OF THE PLAT OF RESERVE AT JUPITER, RECORDED IN PLAT BOOK 133, AT PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS OS-2, OS-9, OS-10, L-1, AND R-2, OF THE PLAT OF RESERVE AT JUPITER, RECORDED IN PLAT BOOK 133, AT PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS CONTAIN 5.316 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, SITUATE IN PALM BEACH COUNTY, FLORIDA, COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 89°56'37" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 416.40 FEET; THENCE SOUTH 00°01'05" WEST ALONG THE EAST LINE OF THE WEST 435.60 FEET OF THE EAST 852.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 688.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'05" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 299.50 FEET; THENCE NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF THE NORTH 989.47 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 436.50 FEET; THENCE NORTH 00°04'30" EAST, ALONG THE WEST LINE OF THE EAST 852.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 299.50 FEET; THENCE SOUTH 89°56'37" EAST, ALONG THE SOUTH LINE OF THE NORTH 688.84 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 436.20 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAIN 3.000 ACRES, MORE OR LESS.

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

1. TRACT RW-4, AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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 PALM BEACH COUNTY.

2. THE DRAINAGE EASEMENTS (DE), 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 JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. THE PUBLIC DRAINAGE EASEMENTS (PDE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACT L-1 (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 PALM BEACH COUNTY.

WATER MANAGEMENT TRACT L-1 IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 32225, PAGE 658, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. THE LAKE MAINTENANCE EASEMENT (LME), AS SHOWN HEREON IS HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. TRACTS OS-9, OS-10, AND OS-11 (OPEN SPACE TRACT), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. TRACT OS-2 (OPEN SPACE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THIS TRACT.

8. TRACT R-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. MAINTENANCE AND ROOF OVERHANG EASEMENTS (OHE), ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENTS AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. THE UTILITY EASEMENTS (UE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

12. THE UTILITY EASEMENTS (UE), RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF MAY, 2026.

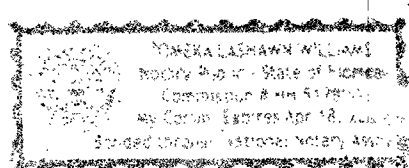
D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: Rafael J. Roca
(PRINT NAME)
VICE PRESIDENT
(TITLE)
WITNESS: Karen Leonard
(PRINT NAME)
Maria Bolivar
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 13th DAY OF MAY, 2026, BY RAFAEL J. ROCA AS VICE PRESIDENT FOR D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:



Tameka C. Williams
SIGNATURE
(PRINTED NAME) - NOTARY PUBLIC
(SEAL)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF BROWARD

THE RESERVE AT JUPITER 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 13th DAY OF MAY, 2026.

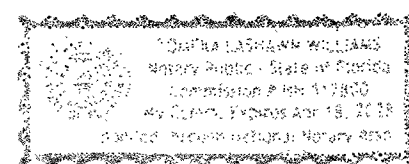
RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: Deborah Leonard
(PRINT NAME)
President
(TITLE)
WITNESS: Zachary Griffin
(PRINT NAME)
Maria Bolivar
(PRINT NAME)

ACKNOWLEDGEMENT

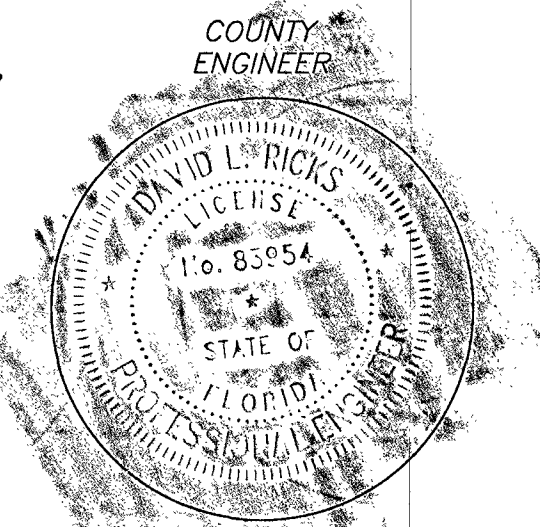
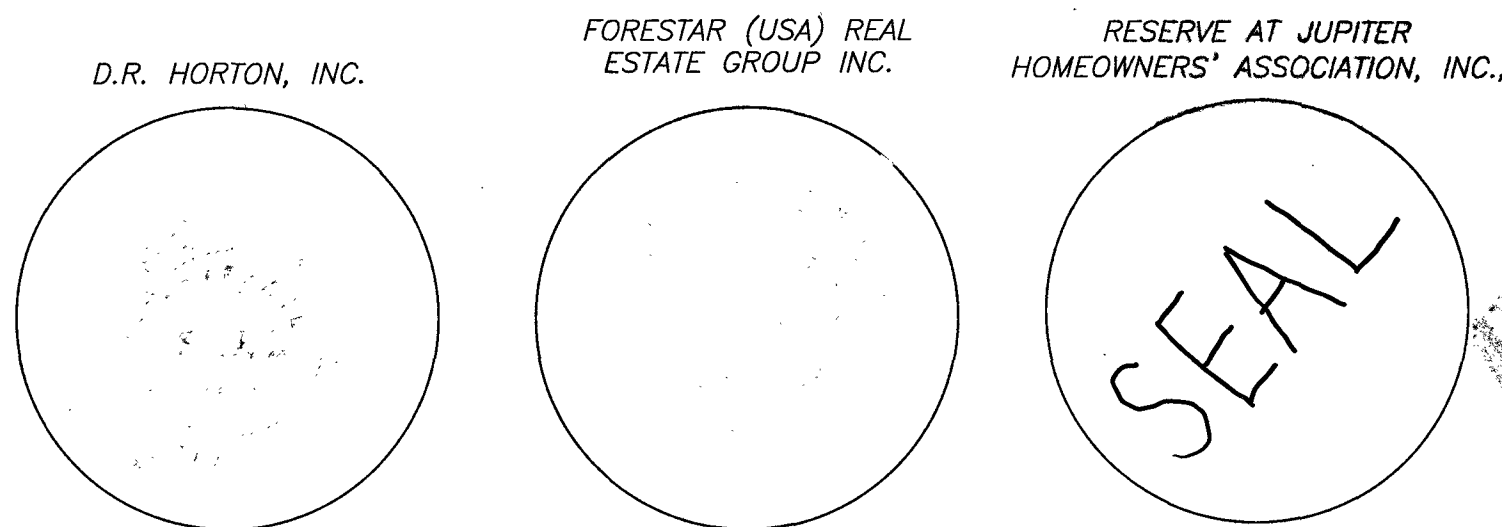
STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 13th DAY OF MAY, 2026, BY DEBORAH LEONARD AS PRESIDENT FOR THE RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES:



Tameka C. Williams
SIGNATURE
(PRINTED NAME) - NOTARY PUBLIC
(SEAL)



2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
PHONE NO. 888.909.2220 WWW.WGINC.COM
CERT NO. 6091 - LB NO. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WGI, INC.