

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

Jennifer Kilinski, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

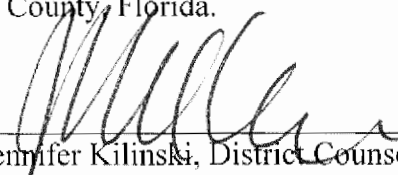
**NOTICE OF ESTABLISHMENT OF THE HARBOR RESERVE
COMMUNITY DEVELOPMENT DISTRICT**


PLEASE TAKE NOTICE that on February 17, 2025, and pursuant to a petition filed by NVR, Inc., the Board of County Commissioners of Osceola County, Florida enacted Ordinance 2025-05, which became effective February 19, 2025, establishing Harbor Reserve 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 Commerce under Section 189.014, *Florida Statutes*.

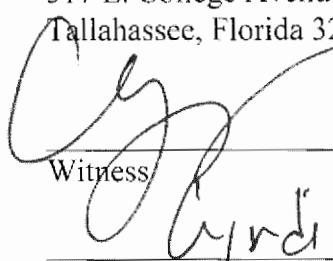
HARBOR RESERVE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY 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.

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IN WITNESS WHEREOF, this Notice has been executed on this 28th day of February, 2025, and recorded in the Official Records of Osceola County, Florida.

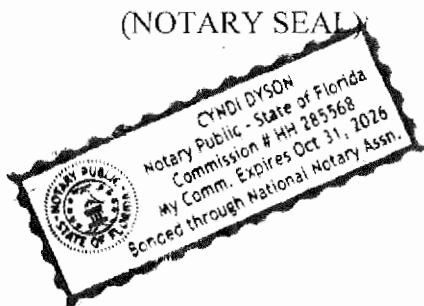

Jennifer Kilinski, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301


Witness
CHRISTIAN KUHN
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301


Witness
Cyndi Dyson
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of February, 2025, by Jennifer Kilinski, as District Counsel of Harbor Reserve Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



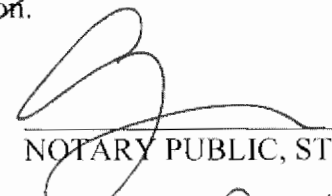

NOTARY PUBLIC, STATE OF FLORIDA
Name: Cyndi Dyson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, AS DESCRIBED IN O.R. BOOK 213, PAGE 335 AND O.R. BOOK 783, PAGE 1093 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

W 1/2 OF SE 1/4 AND SW 1/4 OF NE 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH: THE NORTH 60 FT. OF LOT 9 OF O'BAR RANCHETTES, ACCORDING TO THE PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°49'51"W, ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST 1/4, A DISTANCE OF 1,298.70 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST 1/4; THENCE RUN N00°06'40"W, ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST 1/4, A DISTANCE OF 2,644.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N00°07'13"W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,320.66 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S89°41'58"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,319.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S00°11'20"W, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 2,635.17 FEET; THENCE RUN N89°49'42"E, A DISTANCE OF 630.12 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GUNN ROAD; THENCE RUN S00°23'22"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 59.95 FEET; THENCE RUN S89°49'50"W, A DISTANCE OF 629.86 FEET; THENCE RUN S00°12'12"W, A DISTANCE OF 1,259.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 119.89 ACRES, MORE OR LESS.