

**Parcel Identification Nos.**

**0797-00-1200**

**0781-00-1000**

**0807-00-1000**

**0783-00-1005**

**JOINDER AND CONSENT TO THE  
WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION) AND  
TO DEDICATIONS, RESERVATIONS, COVENANTS, RESTRICTIONS, AND OBLIGATIONS TO CONVEY**

The undersigned are the owners and holders of certain interests in the real property located within the City of North Port, Florida and the County of Sarasota, Florida, encumbering the lands described in this Joinder and Consent. The undersigned hereby join in, consent to and ratify that certain agreement, identified as the West Villages Developer Agreement dated \_\_\_\_\_, 2020, bearing the Clerk of Court Instrument No. \_\_\_\_\_, and recorded in Official Records Book \_\_\_\_\_, at Page \_\_\_\_\_ in the Public Records of the County of Sarasota, Florida (the "Developer Agreement"); and all dedications, reservations, covenants, restrictions and obligations to convey the real property as described therein; and further agree that their ownership interests shall be subordinated to such dedications, reservations, covenants, restrictions and obligations to convey the real property as more particularly described in Exhibit 1 attached hereto and made a part this Joinder and Consent.

IN WITNESS WHEREOF, the owners have caused this Joinder and Consent to the Developer Agreement and to the dedications, reservations, covenants, restrictions and obligations to convey, to be executed by the persons who are duly authorized to encumber the real property described herein on behalf of its owners, on the date set forth below.

*[This space left blank; signatures pages to follow]*

Witnessed by:

Main Street Ranchlands, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC,  
a Delaware limited liability company, as  
General Partner

By: Thomas Ranch Manager, LLC,  
a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of Main Street Ranchlands, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Additional signatures pages to follow]*

Witnessed by:

Myakka River Club, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC,  
a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC,  
a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of Myakka River Club, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Additional signatures pages to follow]*

Witnessed by:

Timber Forest Ranch, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC,  
a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC,  
a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of Timber Forest Ranch, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Additional signatures pages to follow]*

Witnessed by:

Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC,  
a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC,  
a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Additional signatures pages to follow]*

Witnessed by:

West Villages Parkway East Associates, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of West Villages Parkway East Associates, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Additional signatures pages to follow]*

Witnessed by:

Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[Additional signatures page to follow]*

Witnessed by:

West Villages Parkway West Associates, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner of West Villages Parkway West Associates, LLLP, a Florida limited liability limited partnership, on behalf of said entity.

\_\_\_\_\_  
Notary Public – State of Florida

\_\_\_ Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

*[End of signature pages]*

**EXHIBIT 1**

**LEGAL DESCRIPTIONS FOR THE REAL PROPERTY RELATED TO THE JOINDER AND CONSENT**

A ±74.0 acre portion of Parcel Identification No. 0797-00-1200:

E 1/2 OF SEC 3-40-20 LESS EAST RIVER ROAD R/W AS DESC IN DB 168/240, LESS R/W FOR COUNTY RD 777 AS DESC IN OR 2679/2750, LESS LANDS CONVEYED TO SARASOTA COUNTY AS DESC IN ORI 2008060371 & 2008060374, LESS LANDS CONVEYED TO WEST VILLAGES IMPROVEMENT DISTRICT AS DESC IN ORI 200921691, CONTAINING 258 C-AC M/L;

AND

A ±5.5 acre portion of Parcel Identification No. 0781-00-1000:

PORTION OF SEC 31-39-20 LYING ELY OF LANDS DESC IN ORI 2003259292, LESS RD R/W FOR US HIGHWAY 41;

AND

A ±4.0 acre portion of Parcel Identification No. 0807-00-1000:

ALL OF SEC 8-40-20 CONTAINING 657 C-AC M/L;

AND

A ±0.6 acre portion of Parcel Identification No. 0783-00-1005:

ALL OF SEC 32-39-20 LYING WLY & NLY OF WEST VILLAGES PARKWAY AS DESC IN ORI 2007188871, 2009155882, 2010059621 & 2013134805, LESS 24.801 AC TRACT AS DESC IN ORI 2018098601, LESS R/W FOR US 41 AS DESC IN OR 1039/762, LESS LANDS CONVEYED TO SARASOTA COUNTY PUBLIC HOSPITAL BOARD AS DESC IN OR 2785/634, LESS LANDS TO DIVOSTA & COMPANY INC AS DESC IN ORI 2003259292 SUBJ TO 74044 C-SF UTILITY ESMT TO CITY OF NORTH PORT AS DESC IN ORI 2007158249 & 2008152439, BEING A PORTION OF LANDS DESC IN ORI 2014062919;

ALL BEING IN THE CITY OF NORTH PORT, FLORIDA AND THE COUNTY OF SARASOTA, AS SHOWN IN THE OFFICIAL RECORDS OF THE CLERK OF COURT IN AND FOR THE COUNTY OF SARASOTA, FLORIDA.