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

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

NOTICE OF ESTABLISHMENT OF THE
SOUTH VILLAGE NEW SMYRNA BEACH COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on March 10, 2026, pursuant to a petition filed by Pulte Home Company, LLC, the City Commission of the City of New Smyrna Beach, Florida, adopted Ordinance No. 01-26 which became effective on March 16, 2026, establishing the South Village New Smyrna Beach 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 designated under Section 189.014, *Florida Statutes*.

THE SOUTH VILLAGE NEW SMYRNA BEACH 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 25th day of March 2026, and recorded in the Official Records of Volusia County, Florida.

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Witness

Skyler Watkins
Print Name
107 West College Avenue
Tallahassee, Florida 32301

Witness

K. Bennett Davenport
Print Name
107 West 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 25th day of March 2026, by Ryan J. Dugan, as District Counsel of the South Village New Smyrna Beach Community Development District, and who is either ☑ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Name: Skyler Watkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

SKYLER WATKINS
Notary Public - State of Florida
Commission # HH 669784
My Comm. Expires Apr 27, 2029
Bonded through National Notary Assn.

Exhibit A
LEGAL DESCRIPTION

A parcel of land being a portion of Sections 20, 21, 28 and 29, Township 17 South, Range 33 East, Volusia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 28, Township 17 South, Range 33 East, Volusia County, Florida; thence N88°59'18"E, along the North line of said Section 28, a distance of 1279.79 feet to the Point of Beginning; thence departing said North line, run S20°55'54"W, a distance of 1,010.36 feet; thence S00°09'30"E, a distance of 2,184.23 feet; thence S44°25'05"W, a distance of 3,158.86 feet; thence S88°34'48"W, a distance of 3,121.49 feet; thence N01°25'12"W, a distance of 2,489.22 feet; thence N03°28'54"E, a distance of 1,241.79 feet; thence N22°46'24"E, a distance of 1,168.02 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 450.00 feet and a Central Angle of 43°31'38"; thence run Northeasterly along the arc of said curve, a distance of 341.86 feet (Chord Bearing = N23°36'22"E, Chord = 333.70 feet); thence N45°22'11"E, a distance of 612.71 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 300.00 feet and a Central Angle of 03°30'38"; thence run Northeasterly along the arc of said curve, a distance of 18.38 feet (Chord Bearing = N47°07'30"E, Chord = 18.38 feet); thence N41°07'11"W, a distance of 16.27 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 19.00 feet and a Central Angle of 57°04'42"; thence run Northwesterly along the arc of said curve, a distance of 18.93 feet (Chord Bearing = N40°14'52"W, Chord = 18.15 feet) to a Point of Reverse Curve, Concave to the Northeast, having a Radius of 40.00 feet and a Central Angle of 56°41'02"; thence Northwesterly along the arc, a distance of 39.57 feet, (Chord Bearing = N40°26'41"W, Chord = 37.98 feet); thence N12°06'10"W, a distance of 19.80 feet; thence N29°26'19"W, a distance of 60.64 feet; thence N45°25'55"W, a distance of 48.30 feet; thence N52°41'14"W, a distance of 190.91 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 40.00 feet and a Central Angle of 106°46'11"; thence run Northerly along the Arc of said curve, a distance of 74.54 feet (Chord Bearing = N00°41'51"E, Chord = 64.21 feet); thence N27°04'57"E, a distance of 31.56 feet to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 2,233.52 feet and a Central Angle of 08°36'22"; thence run Northwesterly along the arc of said curve, a distance of 335.48 feet (Chord Bearing = N58°36'52"W, Chord = 335.17 feet) to a Point of Compound Curve, Concave to the Northeast, having a Radius of 1,350.00 feet and a Central Angle of 52°55'51"; thence Northwesterly along the arc, a distance of 1,247.16 feet, (Chord Bearing= N27°50'46"W, Chord =1,203.28 feet); thence N01°22'50"W, a distance of 711.54 feet; thence N88°37'56"E, a distance of 100.00 feet; thence S01°22'50"E, a distance of 711.52 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 1,250.00 feet and a Central Angle of 52°55'51"; thence run Southeasterly along the Arc of said curve, a distance of 1,154.77 feet (Chord Bearing = S27°50'46"E, Chord = 1,114.15 feet) to a Point of Compound Curve, Concave to the North, having a Radius of 2,133.52 feet and a Central Angle of 30°50'02"; thence Easterly along the arc, a distance of 1,148.16 feet, (Chord Bearing= S69°43'43"E, Chord =1,134.36 feet) to a Point of Compound Curve, Concave to the North, having a Radius of 946.00 feet and a Central Angle of 17°02'32"; thence Easterly along the arc, a distance of 281.38 feet, (Chord Bearing= N86°20'00"E, Chord =280.35 feet); thence N12°11'16"W, a distance of 75.63 feet; thence N51°22'20"W, a distance of 205.38 feet; thence N28°05'11"W, a distance of 144.84 feet; thence N28°28'01"E, a distance of 250.28 feet; thence N53°21'03"E, a distance of 132.63 feet; thence N15°39'45"W, a distance of 51.84 feet; thence N08°50'49"E, a distance of 87.15 feet; thence N09°33'32"W, a distance of 91.75 feet; thence N61°35'05"W, a distance of 40.32 feet; thence N16°30'35"W, a distance of 29.50 feet; thence N48°41'34"E, a distance of 74.68 feet; thence N53°07'21"E, a distance of 101.42 feet; thence N61°46'15"E, a distance of 26.88 feet; thence N54°59'14"E, a distance of 70.11 feet; thence N51°20'16"E, a distance of 72.74 feet; thence N53°16'37"E, a distance of 71.96 feet; thence N19°27'45"E, a distance of 77.67 feet; thence N08°33'52"W, a distance of 32.13 feet; thence N42°01'10"E, a distance of 80.00 feet; thence N06°00'07"E, a distance of 48.80 feet; thence N21°58'43"E, a distance of 57.80 feet; thence N07°39'17"E, a distance of 60.37 feet; thence N30°47'58"W, a distance of 46.40 feet; thence N33°29'08"E, a distance of 43.73 feet;

thence N07°43'30"E, a distance of 49.81 feet; thence S73°40'17"E, a distance of 37.68 feet; thence S82°26'42"E, a distance of 110.58 feet; thence N71°29'59"E, a distance of 34.78 feet; thence N82°20'40"E, a distance of 76.53 feet; thence S66°09'40"E, a distance of 75.61 feet; thence S29°07'29"E, a distance of 63.17 feet; thence S50°15'05"E, a distance of 44.76 feet; thence S31°21'32"E, a distance of 153.28 feet; thence S74°40'29"E, a distance of 50.87 feet; thence S75°44'29"E, a distance of 90.39 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,106.59 feet and a Central Angle of 04°27'57"; thence run Northerly along the arc of said curve, a distance of 86.25 feet (Chord Bearing = N15°11'24"E, Chord = 86.23 feet) to a Point of Reverse Curve, Concave to the West, having a Radius of 1,958.95 feet and a Central Angle of 17°25'22"; thence Northerly along the arc, a distance of 595.69 feet, (Chord Bearing = N08°42'41"E, Chord = 593.39 feet); thence N00°00'00"E, a distance of 153.80 feet; thence N89°28'44"E, a distance of 100.00 feet; thence S00°00'00"E, a distance of 154.71 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 2,058.95 feet and a Central Angle of 17°25'22"; thence run Southerly along the Arc of said curve, a distance of 626.09 feet (Chord Bearing = S08°42'41"W, Chord = 623.69 feet) to a Point of Reverse Curve, Concave to the East, having a Radius of 1,006.59 feet and a Central Angle of 39°32'40"; thence Southerly along the arc, a distance of 694.73 feet, (Chord Bearing = S02°20'58"E, Chord = 681.02 feet); thence N67°52'42"E, a distance of 20.23 feet; thence N67°31'47"E, a distance of 11.07 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 16.00 feet and a Central Angle of 80°24'05"; thence run Northeasterly along the Arc of said curve, a distance of 22.45 feet (Chord Bearing = N27°19'45"E, Chord = 20.65 feet); thence N12°52'18"W, a distance of 186.93 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 60.00 feet and a Central Angle of 45°04'09"; thence run Northerly along the Arc of said curve, a distance of 47.20 feet (Chord Bearing = N09°39'47"E, Chord = 45.99 feet); thence N32°11'52"E, a distance of 47.28 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 60.00 feet and a Central Angle of 46°22'54"; thence run Northeasterly along the Arc of said curve, a distance of 48.57 feet (Chord Bearing = N55°23'18"E, Chord = 47.26 feet); thence N78°34'45"E, a distance of 26.24 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 60.00 feet and a Central Angle of 21°20'01"; thence run Easterly along the Arc of said curve, a distance of 22.34 feet (Chord Bearing = N89°14'46"E, Chord = 22.21 feet); thence S80°05'14"E, a distance of 17.94 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 60.00 feet and a Central Angle of 80°02'35"; thence run Southeasterly along the Arc of said curve, a distance of 83.82 feet (Chord Bearing = S40°03'57"E, Chord = 77.17 feet); thence S00°02'39"E, a distance of 9.16 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 40.00 feet and a Central Angle of 48°14'46"; thence run Southeasterly along the Arc of said curve, a distance of 33.68 feet (Chord Bearing = S24°10'02"E, Chord = 32.70 feet); thence S48°17'25"E, a distance of 60.50 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 60.00 feet and a Central Angle of 11°49'12"; thence run Southeasterly along the Arc of said curve, a distance of 12.38 feet (Chord Bearing = S42°22'49"E, Chord = 12.36 feet); thence S36°28'13"E, a distance of 154.92 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 122.52 feet and a Central Angle of 47°01'22"; thence run Southerly along the arc of said curve, a distance of 100.55 feet (Chord Bearing = S09°31'05"E, Chord = 97.76 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 41.52 feet and a Central Angle of 89°22'03"; thence run Southeasterly along the arc of said curve, a distance of 64.76 feet (Chord Bearing = S31°10'45"E, Chord = 58.39 feet); thence S75°51'46"E, a distance of 71.51 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 56.00 feet and a Central Angle of 27°01'09"; thence run Southeasterly along the Arc of said curve, a distance of 26.41 feet (Chord Bearing = S62°21'11"E, Chord = 26.16 feet); thence S48°50'37"E, a distance of 178.76 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 106.00 feet and a Central Angle of 34°46'28"; thence run Southeasterly along the arc of said curve, a distance of 64.33 feet (Chord Bearing = S31°15'32"E, Chord = 63.35 feet); thence S13°52'18"E, a distance of 61.38 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 94.00 feet and a Central Angle of 22°33'55"; thence run Southeasterly along the Arc of said curve, a distance of 37.02 feet (Chord Bearing = S25°09'15"E, Chord = 36.78 feet); thence S22°21'55"E, a distance of 37.15 feet to a Point on a Non-Tangent Curve, Concave to

the South, having a Radius of 2,943.81 feet and a Central Angle of 16°06'33"; thence run Easterly along the arc of said curve, a distance of 827.68 feet (Chord Bearing = N75°41'22"E, Chord = 824.95 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,000.00 feet and a Central Angle of 07°51'53"; thence run Northerly along the arc of said curve, a distance of 137.27 feet (Chord Bearing = N09°30'34"E, Chord = 137.16 feet) to a Point of Reverse Curve, Concave to the West, having a Radius of 2,000.00 feet and a Central Angle of 13°41'48"; thence Northerly along the arc, a distance of 478.10 feet, (Chord Bearing = N06°35'36"E, Chord = 476.97 feet) to a Point of Reverse Curve, Concave to the East, having a Radius of 650.00 feet and a Central Angle of 04°53'07"; thence Northerly along the arc, a distance of 55.42 feet, (Chord Bearing = N02°11'16"E, Chord = 55.41 feet); thence N85°08'27"W, a distance of 33.14 feet; thence N01°22'55"W, a distance of 1,019.87 feet; thence N88°37'10"E, a distance of 1,531.97 feet; thence S01°03'12"E, a distance of 1,442.08 feet; thence S20°55'54"W, a distance of 1,180.37 feet to the Point of Beginning.

Containing 770.73 acres, more or less.