

BW

1003038

VERIFIED BY:

KB D.C.

MARCH 30 1998

Prepared by and return to:  
Stephen C. Booth, Esquire  
Booth and Cook, P.A.  
7510 Ridge Road  
Port Richey, FL 34668

SECOND AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
ANNEXING A PORTION OF CRYSTAL OAKS SEVENTH ADDITION

THIS SECOND AMENDMENT to Declaration of Covenants, Conditions and Restrictions, made and entered into this 16 day of January, 1998, by REGENCY CITRUS, INC., a Florida corporation (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, on the 13th day of September, 1996, Developer executed that certain Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Declaration") for HEATHER RIDGE (CRYSTAL OAKS FIFTH ADDITION), a subdivision of Citrus County, Florida, which Declaration is recorded in OR Book 1156, Page 0253, Public Records of Citrus County, Florida, and which Declaration provides for the annexation of additional lands; and,

WHEREAS, on the 5th day of December, 1996, Developer executed an Amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Fifth Addition), which Amendment was recorded in OR Book 1161, Page 932, Public Records of Citrus County, Florida, which Declaration corrected a scrivener's error; and,

WHEREAS, it is specifically set forth in said Declaration that the annexation of lands may be accompanied by an Amendment or Amendments to said Declaration; and,

WHEREAS, Developer wishes to annex a certain portion of CRYSTAL OAKS SEVENTH ADDITION, described as the lots set forth on the attached Exhibit "A", all according to the plat thereof as recorded in Plat Book 110, Page 52-55 Public Records of Citrus County, Florida; and

NOW, THEREFORE, in consideration of the foregoing, for the purposes of protecting and enhancing the value, attractiveness and desirability of the above described property, Developer and Owner hereby declare that the real property described on Exhibit "A" shall be annexed, held, sold and conveyed, subject to said Declaration of Covenants, Conditions and Restrictions as amended from time to time, as provided for in said Declaration and in the Articles of Incorporation and By-Laws of the Heather Ridge Homeowners Association, Inc., a not-for-profit Florida corporation, except as specifically set forth hereinafter.

BK 1235 PG 0603

1998 MAR 30 AM 11:15

JOINDER OF THE ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the President of HEATHER RIDGE HOMEOWNERS ASSOCIATION, INC., hereby consent to and join in on the foregoing Second Amendment to Declaration of Covenants, Conditions and Restrictions Annexing CRYSTAL OAKS SEVENTH ADDITION and HEATHER RIDGE (CRYSTAL OAKS FIFTH ADDITION).

IN WITNESS WHEREOF the undersigned has set his hand and seal this 16<sup>th</sup> day of January, 1998.

Signed in Presence of:

Peter M. Resch  
ALTA M. RESCH

Fred Miner  
FRED MINER

HEATHER RIDGE HOMEOWNERS ASSOCIATION, INC.  
a Florida corporation

David C. Norton  
By DAVID C. NORTON

Susan Silva  
By SUSAN SILVA

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of January, 1998 by DAVID C. NORTON and SUSAN SILVA, respectively, of Heather Ridge Homeowners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me.

Peter M. Resch  
Notary Public



Alta M. Resch  
MY COMMISSION # 00638747 EXPIRES  
April 28, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

BK 1235P60606

1998 JAN 30 AM 11:15

EXHIBIT "A"

Lots 305 through 319 inclusive, and Lots 329 through 339 inclusive, of CRYSTAL OAKS SEVENTH ADDITION, according to the plat thereof as recorded in Plat Book 110 Page 52-55 of the Public Records of Citrus County, Florida.

BK 1235 PG 0505

1990 NR 30 AM 11:15