

1079422

VERIFIED BY:

 D.C.

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

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXING A PORTION OF CRYSTAL OAKS EIGHTH ADDITION**

THIS THIRD AMENDMENT to Declaration of Covenants, Conditions and Restrictions, made and entered into this 24 day of ~~February~~ ^{MARCH}, 1999, by REGENCY CITRUS, INC., a Florida corporation, now known as RYLAND COMMUNITIES, 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, on the 16th day of January, 1998, Developer executed a Second Amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Seventh Addition), which Amendment was recorded in OR Book 1235, Page 603, Public Records of Citrus County, Florida;

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 EIGHTH ADDITION, described as the lots set forth on the attached Exhibit "A", all according to the plat thereof as recorded in Plat Book 16, Page 96-98, Public Records of Citrus County, Florida; and

NOW, THEREFORE, in consideration of the foregoing, for the purposes of protecting and

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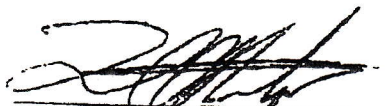
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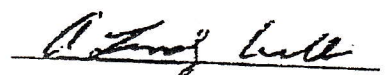
enhancing the value, attractiveness and desirability of the above described property, Developer and Owner hereby declare that the real property described on Exhibit "A" shall be annexed, held, sold and conveyed, subject to said Declaration of Covenants, Conditions and Restrictions as amended from time 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.

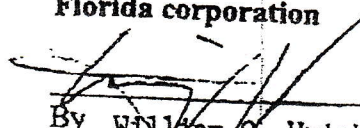
Any and all lands contained within said Declaration, amendments thereto and any additional lands contained within further amendments of these documents which would affect the surface water management system, including the water management portions of the common areas, must have the prior written approval of the Southwest Florida Water Management District.

IN WITNESS WHEREOF, the undersigned, being the Developer and Owner herein, has hereunto set its hand and seal this _____ day of February, 1999.

Signed in Presence of:


David C. Norton


A. Lundy Crabb

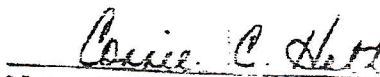
REGENCY CITRUS, INC., a Florida corporation
KN/A RYLAND COMMUNITIES, INC., a
Florida corporation

By William G. Wright
Its Vice President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 24th day of ~~February~~ ^{MARCH}, 1999 by WILLIAM G. WRIGHT, its V. PRESIDENT, of Regency Citrus, Inc., a Florida corporation, now known as Ryland Communities, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.



Connie C. Holt
MY COMMISSION # CCT95616 EXPIRES
December 7, 2002
BONDED THROUGH TROY FAIR INSURANCE, INC.


Notary Public

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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 Third Amendment to Declaration of Covenants, Conditions and Restrictions Annexing CRYSTAL OAKS EIGHTH ADDITION and HEATHER RIDGE (CRYSTAL OAKS FIFTH ADDITION).

IN WITNESS WHEREOF the undersigned has set his hand and seal this ____ day of February, 1999.

Signed in Presence of:

A. Lundy Crabb
A. Lundy Crabb

HEATHER RIDGE HOMEOWNERS ASSOCIATION, INC.
a Florida corporation

DAVID C. NORTON
By DAVID C. NORTON, PRESIDENT

By _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 24th day of MARCH, 1999 by DAVID C. NORTON and _____, respectively, of Heather Ridge Homeowners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me.



Connie C. Holt
MY COMMISSION # CC795616 EXPIRES
December 7, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

Connie C. Holt
Notary Public

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EXHIBIT "A"

Lots 276 through 304 inclusive, and Lots 320 through 328 inclusive, and Lots 340 through 347 inclusive, of **CRYSTAL OAKS EIGHTH ADDITION**, according to the plat thereof as recorded in Plat Book 110, Page 96-98, of the Public Records of Citrus County, Florida.

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