

This instrument prepared by and return to:  
Heather Ridge Property Owners Assoc.  
P.O. Box 964  
Lecanto, FL 34460-0964

BK 1516 PG 252

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK OF COURTS  
DATE 11-28-02 TIME 2:37 p.m.  
FILE# 1246787  
VERIFIED BY: SM

FIFTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR HEATHER RIDGE

THIS FIFTH AMENDMENT to Declaration of Covenants, Conditions and Restrictions, made and entered into this 28 day of JUNE, 2002, by HEATHER RIDGE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, not-for profit (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, on the 13<sup>th</sup> day of September, 1996, REGENCY CITRUS, INC., A Florida corporation, now known as RYLAND COMMUNITIES, INC., A Florida corporation (hereinafter referred to as "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 to Page 0273, Public Records of Citrus County Florida, 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 0932, Public Records of Citrus County Florida, which Declaration corrected a scrivener's error; and,

WHEREAS, on the 16th day of January, 1998 developer executed an amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Seventh Addition), which Amendment was recorded in OR Book 1235, Page 0603, Public Records of Citrus County Florida, and

WHEREAS, on the 24th day of March, 1999 developer executed an amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Eighth Addition), which Amendment was recorded in OR Book 1312, Page 0836, Public Records of Citrus County Florida, and

WHEREAS, on the 6<sup>th</sup> day of November, 2001 HEATHER RIDGE HOMEOWNERS ASSOCIATION, INC., executed an amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge, which Amendment was recorded in OR Book 1463, Pages 2418 through 2425, Public Records of Citrus County Florida, and

WHEREAS, pursuant to Article X, Section 3 of the Declaration, Declarant has the right to amend the Declaration, and

WHEREAS, an instrument attached hereto as Exhibit "A" has been signed by 83 lot owners, representing not less than two-thirds of the Owners of the Lots, agreeing to change, modify or alter the Declaration as hereinafter described,

CERTIFIED TO BE A TRUE COPY  
BETTY STRIFLER  
CLERK OF CIRCUIT  
COURT  
CLERK OF CIRCUIT COURT  
CLERK OF CIRCUIT COURT

NOW, THEREFORE, Declarant hereby amends the Declaration in the following respects and declares that all of the properties shall be held, sold and conveyed subject to the terms and conditions of the Declaration, as amended hereby:

- 1. Article XII, Association and Crystal Oaks Civic Association is hereby deleted in its entirety and replaced by the following:

Owners shall have the option of being members of the CRYSTAL OAKS CIVIC ASSOCIATION, INC. Any such membership shall be subject to the rules and regulations, including the imposition and collection of dues and assessments, required by the Crystal Oaks Civic Association.

NOW, THEREFORE, Declarant hereby amends the Declaration in the following respects and declares that all of the properties shall be held, sold and conveyed subject to the terms and conditions of the Declaration, as amended hereby:

IN WITNESS WHEREOF, Declarant has made and executed this Amendment as of the date first above written.

HEATHER RIDGE HOMEOWNER'S ASSOCIATION  
a Florida Corporation, Not-for-Profit

By: Edward Miller  
Edward Miller, President

Attest:  
By: William C. Wessel III  
William C. Wessel III, Secretary

(SEAL)

Witnesses as to Both Signatories:

Christi A. Stevens      Christi A Stevens  
Witness #1 Signature      Printed Name  
Cheri L. Harris      Cheri L. Harris  
Witness #2 Signature      Printed Name

STATE OF FLORIDA )  
COUNTY OF CITRUS )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2002, by Edward Miller and William C. Wessel III, President and Secretary, respectively, of HEATHER RIDGE HOMEOWNER'S ASSOCIATION, INC., A Florida corporation, not-for-profit, on behalf of the corporation. They are personally-known to me.

Robbin Palmer  
Notary Public  
ROBBIN PALMER  
Print Name

My Commission Expires: FEB 4 2004

