

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

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$60.00
1283614 BK: 1536 PG: 2405-2417
09/25/2002 10:38 AM 13 PGS
ANELSON, DC Receipt #009129



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

THIS SIXTH AMENDMENT to Declaration of Covenants, Conditions and Restrictions, made and entered into this 25th day of SEPTEMBER, 2002, by HEATHER RIDGE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, not-for profit (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, on the 13th 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 6th 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, on the 28th day of June, 2002, 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 1516, Pages 252 through 259, Public Records of Citrus County Florida,

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 86 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,

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:

ARTICLE VI, Subdivision Use Restrictions, Paragraph II, is hereby deleted in its entirety and replaced by the following:

No Homeowner shall park, store, or keep any vehicle(s), except wholly within the garage or on the paved driveway. No Homeowner shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle on any portion of any lot, except within a garage and concealed from public view. No truck larger than three-quarter (3/4) ton may be parked, stored or kept in any parking garage or driveway incident thereto.

Non-commercial private passenger vehicles including pickup trucks, mini-vans, SUVs (Sport Utility Vehicles) and the like, not larger than three-quarter (3/4) tons, may be parked within the garage or on the uncovered parking driveway attached thereto. No Homeowner shall park a vehicle on his parking garage driveway, attached to his unit, in such a manner that the vehicle extends into the street.

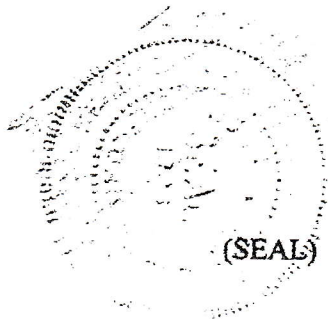
Boats, boat trailers, utility trailers, campers, camper vans, travel trailers, mobile homes, recreational vehicles, and the like, and any vehicles not in operable condition and validly licensed shall only be permitted to be kept within the subdivision if such are parked inside a garage and concealed from public view EXCEPT:

- A. Boats and boat trailers may be parked on the driveway of a residence for the purpose of preparing for use or unloading and cleaning up after such use for a period not to exceed 3 consecutive hours.
- B. Utility trailers may be parked on the driveway of a residence for the purpose of yard maintenance or other such property upkeep activities, or for purposes of moving, for a period not to exceed 24 consecutive hours. However, not more than two (2) non-consecutive 24 hour stays are permitted in any 7 day period.
- C. Campers, camper vans, travel trailers, mobile homes, recreational vehicles, and the like, may be parked on the driveway of a residence for the purpose of preparing such vehicle for use or unloading and cleaning up after such use for a period not to exceed 24 consecutive hours. However, not more than two (2) non-consecutive 24 hour stays are permitted in any 7 day period.

Commercial vehicles not larger than three-quarter (3/4) tons, other than those temporarily present on business for someone in the community, shall only be permitted to be kept within the subdivision if such are parked inside a garage and concealed from public view.

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: Peggy L. Golicz
PEGGY L. GOLICZ, Secretary

Witnesses as to Both Signatories:

Susan P. Lehman
Witness #1 Signature

SUSAN P. LEHMAN
Printed Name

H. Campbell
Witness #2 Signature

MELAN CAMPBELL
Printed Name

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 25 day of SEPT, 2002, by Edward Miller and Peggy Golicz 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.



Lavern Brandau
Commission # CC 925788
Expires April 6, 2004
Bondsman
Atlantic Bonding Co., Inc.

Lavern Brandau
Notary Public
Lavern Brandau
Print Name

My Commission Expires: 4-6-04