

Instrument No: 2014000166 1/3/2014 11:39 AM BK: 1982 PG: 877 PAGES: 7

RECORDED IN THE OFFICIAL RECORDS OF Gail Wadsworth, Clerk of the Circuit Court & Comptroller Flagler, FL

(2)

**NINETEENTH AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS FOR THE HUNTER'S RIDGE SUBDIVISION, VOLUSIA COUNTY /
FLAGLER COUNTY, FLORIDA**

WHEREAS, Hunter's Ridge Residential Golf Properties, Inc., a Florida corporation, Hunter's Ridge Golf Company, Inc., a Florida Corporation, and Hunter's Ridge Timber Company, Inc., a Florida corporation, as tenants in common (hereinafter collectively referred to as "Hunter's Ridge Corporations,") are the current Developer of the Hunter's Ridge Subdivision:

WHEREAS, the Hunter's Ridge Corporations are the predecessor developer of Georgia-Pacific Investment Company, an Oregon corporation, and the Original Developer of the Subdivision, the FLA-GA Venture Group, a Florida general partnership (hereinafter the foregoing developers are inclusively and collectively referred to as the "Developer").

WHEREAS, on the 24th day of April, 1990, the Developer recorded the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida, at Official Records Book 3457, Pages 1623-1676, Public Records of Volusia County, Florida; and thereafter recorded the first Amendment to said Declaration at Official Records Book 3600, Pages 1212-1217, Public Records of Volusia County, Florida; recorded the Second Amendment to said Declaration at Official Records Book 3710, Pages 3559-3561, Public Records of Volusia County, Florida; recorded the Third Amendment to said Declaration at Official Records Book 3771, Pages 3128-3132, Public Records of Volusia County, Florida; recorded the Fourth Amendment to said Declaration at Official Records Book 4031, Pages 1727-1733, Public Records of Volusia County, Florida; recorded the Fifth Amendment to said Declaration at Official Records Book 4067, Pages [REDACTED] Public Records of Volusia County, Florida; recorded the Sixth Amendment to said Declaration at Official Records Book 4160, Page 4276, Public Records of Volusia County, Florida; recorded the Seventh Amendment to said Declaration at Official Records Book 4286, Page 4436, Public Records of Volusia County, Florida; recorded the first Eighth Amendment to said Declaration at Official Records Book 4318, Page 2090, Public Records of Volusia County, Florida; recorded the second Eighth Amendment to said Declaration at Official Records Book 4551, Page 1550, Public Records of Volusia County, Florida (**this amendment was mistakenly titled the "Eighth Amendment" and shall be hereinafter referred to in any future documentation as the "second Eighth Amendment:"**); recorded the Ninth Amendment to said Declaration at Official Records Book 5099, Page 3685, Public Records of Volusia County, Florida; recorded the Tenth Amendment to said Declaration at Official Records Book 5259, Page 589, Public Records of Volusia County, Florida; recorded the Eleventh Amendment to said Declaration at Official Records Book 5373, Page 958, Public Records of Volusia County, Florida; recorded the Twelfth Amendment to said Declaration at Official Records Book 5976, Page 4228, Public Records of Volusia County, Florida; recorded the Thirteenth Amendment to said Declaration at Official Records Book 6159, Page 2886, Public Records of Volusia County, Florida; recorded the Fourteenth Amendment to said Declaration at Official Records Book 6192, Page 1130, Public Records of Volusia County, Florida; recorded the Fifteenth Amendment to said Declaration at Official Records Book 6225, Page 1958, Public Records of Volusia County, Florida; recorded the Sixteenth Amendment to said Declaration at Official Records Book 6431, Page 4443, Public Records of Volusia County, Florida; recorded the Seventeenth Amendment to said Declaration at Official Records Book 6471, Page 3046, Public Records of Volusia County, Florida; and recorded the Eighteenth

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Amendment to said Declaration at Official Records Book 1861, Page 743, Public Records of Flagler County, Florida;

WHEREAS, the Developer caused to be recorded in the Public Records of Flagler County, Florida, the previously described Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia/Flagler County, Florida, and Amendments First through Eleventh inclusive at Official Records Book 451, Page 0909, and Official Records Book 1512, Page 1642, Public Records of Flagler County, Florida;

WHEREAS, the Developer subsequently caused to be recorded in the Public Records of Flagler County, Florida, Amendments Twelfth through Fifteenth inclusive to said Declaration at Official Records Book 1751, Page 1511, Public Records of Flagler County, Florida;

WHEREAS, pursuant to Article V, Section 5.1 of said Declaration, the Developer has the right to amend, modify or rescind such parts of the Declaration as it, in its sole discretion, deems necessary or desirable as long as such amendment, modification or rescission does not substantially change the character, nature or general scheme of development of the Subdivision;

WHEREAS, the previously described Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision Volusia County/Flagler County, Florida and all Amendments thereto as recorded in the Public Records of Volusia County and Flagler County, Florida, shall be referred to herein as the "Declaration of Covenants and Restrictions"; and

WHEREAS, the Developer has determined it is desirable to amend and modify portions of said Declaration of Covenants and Restrictions in a manner which does not substantially change the character, nature or general scheme of development of the Subdivision as provided herein below:

1. Exhibit "A" to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, as amended by prior amendments to the said Declaration of Covenants and Restrictions, is again amended by adding the legal description of Huntington Woods, of Hunter's Ridge Subdivision as recorded in Map Book 37, Page 65, Public Records of Flagler County, Florida, said legal description being attached hereto as Exhibit "A" and incorporated herein ("Huntington Woods").
2. No residential dwelling unit shall be constructed having less than 1,500 square feet of living area within Huntington Woods, of Hunter's Ridge Subdivision.
3. Article II is hereby amended by adding to Section 2.1 the following language immediately after that language which was previously added to Section 2.1 by the Eleventh Amendment to Declaration and Restrictions:

"Notwithstanding any of the minimum square footage requirements described above, the minimum square footage requirements for Huntington Woods, of Hunter's Ridge Subdivision is 1,500 square feet of enclosed living area for residential dwelling units together with a minimum of 400 square feet of enclosed area for garages. No garage door less than 16 feet wide shall be constructed in dwelling units in Huntington Woods, of Hunter's Ridge Subdivision except, however, two nine-foot (9') wide garage doors will be allowed in lieu of a single

16-foot wide garage door. These changes in the minimum square footage requirements for residential dwelling units and garages and to garage door size requirements only apply to Lots in Huntington Woods, of Hunter's Ridge Subdivision."

4. Article VII is amended by adding the below quoted text as subsection (j) immediately preceding the last paragraph of Section 7.5, as amended:

"(j) There shall be set aside a permanent vegetative natural buffer ("Buffer") 25 feet in width, over that portion of the property shown on the plat recorded in Map Book 37, Page 65, Public Records of Flagler County, Florida, as vegetative natural buffer/conservation easement. This Buffer extends across and over Lot numbers 13, 14, 19, 20 and 21 in Huntington Woods, and as shown in common areas on the plat thereof. This Buffer is a part of the surface water management system permitted by the St. Johns River Water Management District ("SJRWMD"). The purpose of this Buffer is to detain and treat stormwater prior to drainage offsite. The following activities are prohibited within this Buffer: filling or excavation, planting, sodding, or removing vegetation, irrigation, or construction of fences, which impede the flow of surface water. No alteration of the Buffer shall be permitted or authorized without prior written authorization from SJRWMD. Any damage to any Buffer whether caused by natural or human induced phenomena, shall be repaired and the Buffer returned to its former condition as soon as possible by the owner(s) of the Lot(s) upon which the Buffer is located.

TP Investments, LLC ("Owner"), the owner of Huntington Woods, shall install signs, mounted on concrete pillars or pressure-treated wood posts at the boundary of the Buffer and each Lot stating the following: "Vegetated Natural Buffer Area. No dumping, land-clearing, or other disturbance to native soils or vegetation permitted beyond this point. Call the St. Johns River Water Management District for further information regarding this habitat." The Owner shall maintain the Buffer and the signs in a manner consistent with St. Johns River Water Management District requirements."

5. Article IV, Section 4.3 is hereby amended by adding the following quoted paragraphs:

"Assessments on each Lot shall not be due on the Lots within Huntington Woods, of the Hunter's Ridge Subdivision until the earlier of:

- (a) One year from the date of recording of the plat for Huntington Woods, of the Hunter's Ridge Subdivision in the Public Records of Flagler County, Florida (assessments commencing based on this provision shall be on all Lots created by the recorded plat); or
- (b) Upon the transfer of a single Lot or two (2) Lot(s) by Owner to a third party (assessments commencing based on this provision shall only be for

those Lots actually transferred). The transfer of three (3) or more Lots shall not trigger the payment of assessments under this subsection 4.3(b).

- (c) Issuance of a Certificate of Occupancy for a structure on the Lot (assessments commencing based on this provision shall only be for those Lots for which a Certificate of Occupancy is actually issued).

At the time the assessments are made against the Lot or dwelling unit as stated hereinabove in paragraph (a) or (b), the owner of any such Lot or dwelling unit shall immediately become a member of the Association (as defined below) and entitled to vote in accordance with the terms and conditions set forth in the Hunter's Ridge Declaration of Covenants and Restrictions.

Until such time as assessments are due against all Lots created by the recorded plat as stated hereinabove in paragraph (a) or (b), the Owner shall be solely responsible for the following: installation and maintenance of any and all trees, shrubbery, plants, and flowers; installation and maintenance of the entry signage in good repair and clean condition; installation and maintenance of any and all landscaping including but not limited to, sprinkler systems, mowing, weeding, and trimming of all common areas; construction and maintenance of all road easements including the front six feet (6') of each Lot and drainage swales or systems; and monitoring and maintaining any and all wetlands and ponds. The Association (Hunter's Ridge Homeowners Association of East Central Florida, Inc.) shall have no obligation to maintain any portion of the property in Huntington Woods of the Hunter's Ridge Subdivision until such time as the assessments are made and collected as against all Lots as provided hereunder.

If, in the sole opinion of the Developer or Association, the property within Huntington Woods, is not maintained as set forth above, in accordance with the standards for the Subdivision, then the Association may undertake whatever landscaping work or such other work as is needed to meet the standards of the Subdivision. The Association shall have a lien against Huntington Woods, or that portion owned by Owner or subsequent purchasers of Lots for the full costs and expense of such work. Such lien shall be perfected and enforced in the same manner as any of the Association's other liens."

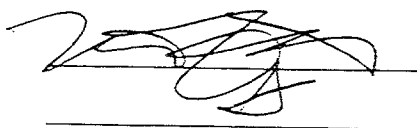
- 6. Except as specifically amended hereinabove or in the first Eighteen (including the Second Eighth Amendment) Amendments to the Declaration of Covenants and Restrictions referenced above, the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida, are unchanged and remain in full force and effect. In the event of a conflict between any provision of this Nineteenth Amendment and any provision of the prior Amendments, the provision of this Nineteenth Amendment shall prevail.
- 7) By its joinder hereto, Owner agrees that the Huntington Woods property described herein shall be subject to the terms of the Declaration of Covenants and

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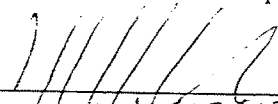
Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County,
Florida, as amended.

DEVELOPER:

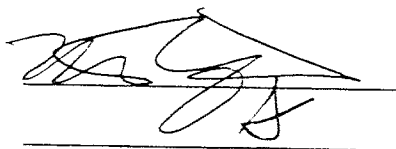
WITNESSES:



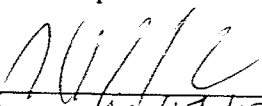
Hunter's Ridge Residential Golf
Properties, Inc., a Florida Corporation

By: 
Date: 10/17/13

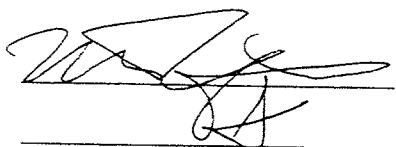
WITNESSES:



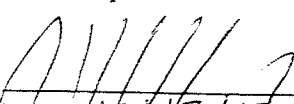
Hunter's Ridge Golf Company, Inc.,
a Florida Corporation

By: 
Date: 10/17/13

WITNESSES:



Hunter's Ridge Timber Company, Inc.,
a Florida Corporation

By: 
Date: 10/17/13

STATE OF Florida
COUNTY OF Volusia

I HEREBY CERTIFY that I am an Officer duly authorized in the State and County
aforesaid to take acknowledgments and that on this day personally appeared before me
Alan Fekow as President of the Hunter's Ridge Corporations, well known
to me to be the _____ of Hunter's Ridge Subdivision, and that he

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executed the above-referenced documents freely and voluntarily under authority duly vested in him by said corporation.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 17th day of October, 2013.



DONNA M. HENDRICKSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE009831
Expires 8/25/2014

Donna M. Hendrickson
Notary Public

Owner

WITNESSES:

TP Investments, LLC, a Florida Limited Liability Company

Dean West
Chandler Phillips

By: [Signature] Tim Phillips
Date: 10/21/13

STATE OF Florida
COUNTY OF Volusia

I HEREBY CERTIFY that I am an Officer duly authorized in the State and County aforesaid to take acknowledgments and that on this day personally appeared before me Tim Phillips as President of the TP Investments, LLC a Florida Limited Liability Company, well known to me to be the President of TP Investments, LLC a Florida Limited Liability Company, and that he executed the above-referenced documents freely and voluntarily under authority duly vested in him by said corporation.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 21st day of October, 2013.

Donna M. Hendrickson
Notary Public



DONNA M. HENDRICKSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE009831
Expires 8/25/2014

4/4/16