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WRIGHT & CASEY, P.A.  
ATTORNEYS AT LAW  
340 NORTH CAUSEWAY  
NEW SMYRNA BEACH, FL 32169

Inst No: 2014032293 10/22/2014 11:23 AM  
BK:2030 PG:1184 PAGES:5  
RECORDED IN THE RECORDS OF  
Gail Wadsworth Clerk of the Circuit Court & Comptroller  
Flagler FL

This instrument prepared by and  
should be returned to:

10/28/2014 10:21 AM  
Instrument# 2014-194526 # 1  
Book : 7047  
Page : 2628

**TWENTIETH 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 successor 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 24<sup>th</sup> 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 2967-2969, 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; recorded the Eighteenth Amendment to said Declaration at Official Records Book 1861, Page 743, Public Records of Flagler County, Florida; recorded the Nineteenth Amendment to said Declaration at Official Records Book 1982, Page 877, Public Records of Flagler County, Florida; and recorded the Amended Seventeenth Amendment to said Declaration at Official Records Book 1987, Page 274, 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 (the "Declaration"), 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; and in the Public Records of Volusia County, Florida the Amended Seventeenth Amendment to said Declaration at Official Records Book 7006, Page 4351, Public Records of Volusia 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 and all Amendments thereto as recorded in the Public Records of Volusia County and Flagler County, Florida, shall be inclusively 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. This amendment shall apply to the property described in the legal description contained in the plat of the Huntington Woods, of Hunter's Ridge Subdivision as recorded in Map Book 37, Page 65, Public Records of Flagler County, Florida ("Huntington Woods"). Huntington Woods was Submitted to the Declaration of Covenants and Restrictions pursuant to the Nineteenth Amendment to said Declaration recorded at Official Records Book 1982, Page 877, Public Records of Flagler County, Florida.

2. 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 Nineteenth Amendment to Declaration Of Covenants and Restrictions:

"BADC Huntington Communities, LLC, or successors ("BADC"), shall be entitled to construct a temporary sales center on Lots 49 and 50 of Huntington Woods on the condition it has received necessary permits from Flagler County and it is in compliance with applicable zoning regulations. The temporary sales center shall be constructed, landscaped, and maintained as provided in the Architectural Control Application for Approval submitted by BADC to the Architectural Control Committee ("Committee") for the Hunters Ridge Homeowners Association Of East Florida, Inc. ("Owners Association") on June 19, 2014. The temporary sales center shall be allowed to remain on the above described lots for a period of three years from August 15, 2014. BADC shall be entitled to an extension of one additional year provided that on August 15, 2017, BADC still owns twenty or more lots or homes in Huntington Woods or any other subsequent subdivision of that property described in that certain Warranty Deed recorded in Official Records Book 1982, Page 911, of the Public Records of Volusia County, Florida (the "Huntington Lands"). In no event may the temporary sales center remain longer than four years from August 15, 2014. Following the expiration of said initial three year period, if no sales personnel are occupying the temporary sales center for a continuous period of thirty days, BADC shall dismantle and remove the said temporary sales center and any related structures from the above described lots within sixty days from the date of delivery of notice to BADC to remove same and restore said lots to a condition for sale. In the event BADC does not correct such default by removing the temporary sales center and related structures from the above described lots within said sixty day period, liquidated damages of \$500.00 per day shall accrue in favor of the Owners Association beginning on the 61<sup>st</sup> day and such damages shall be secured by the remedy of a lien by the Owners Association upon any and all properties owned by BADC that are subject to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, as amended, and shall be enforceable and foreclosed in the manner provided for in the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, as amended."

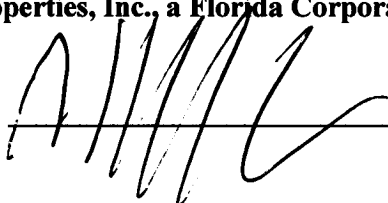
3. Except as specifically amended hereinabove or in the first Nineteen Amendments to the Declaration referenced above (including the Second Eighth Amendment), the Declaration Of Covenants And Restrictions is unchanged and remains in full force and effect. In the event of a conflict between any provision of this Twentieth Amendment and any provision of the Declaration of Covenants And restrictions, the provision of this Twentieth Amendment shall prevail.

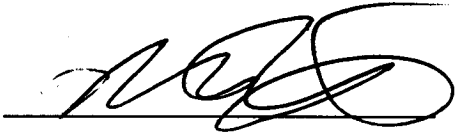
DEVELOPER:

WITNESSES:

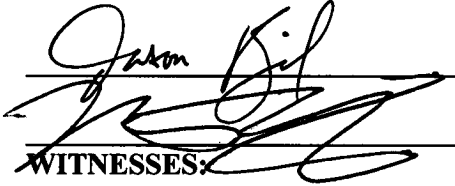
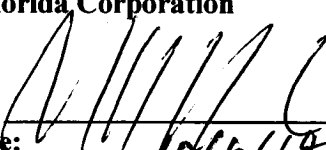
Hunter's Ridge Residential Golf  
Properties, Inc., a Florida Corporation

  
\_\_\_\_\_

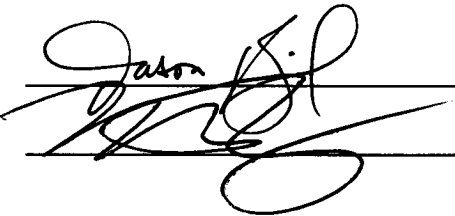
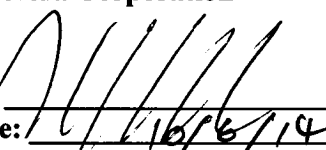
By:   
\_\_\_\_\_

Date: 10/6/14

WITNESSES:

Hunter's Ridge Golf Company, Inc.,  
a Florida CorporationBy:   
Date: 10/6/14

WITNESSES:

Hunter's Ridge Timber Company, Inc.,  
a Florida CorporationBy:   
Date: 10/6/14STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_ as President of the Hunter's Ridge Residential Golf Properties, Inc., the Hunter's Ridge Golf Company, Inc., and the Hunter's Ridge Timber Company, Inc., who is well known to me to be the President of said corporations, and who acknowledged that he executed the above-referenced documents freely and voluntarily under authority duly vested in him by said corporations.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid  
this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

SEE ATTACHED CERTIFICATE

DATE 10-3-14 NOTARY INITIALS JE

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

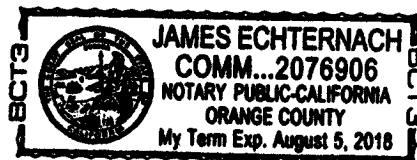
State of California  
County of Orange

On 3 October, 2014 before me, James Echternach, Notary Public,  
personally appeared Allan Feker,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature James Echternach



## ADDITIONAL INFORMATION (OPTIONAL)

### DESCRIPTION OF THE ATTACHED DOCUMENT

twentieth Amendment to Declaration of Covenants and  
(Title or description of attached document)

Restrictions for the Hunter's Ridge Subdivision, Volusia  
(Title or description of attached document continued)

County / Flagler County, Florida

Number of pages 4 Document Date 10-3-2014

(Additional information)

### NOTARY PUBLIC CONTACT INFORMATION

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