

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

WHEREAS, U.S. Capital Alliance, LLC, as successor and interest to 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 "U.S. Capital") is the current Developer of the Hunter's Ridge Subdivision; and,

WHEREAS, U.S. Capital is 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"); and,

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 et al. at Official Records Book 3457, Pages 1623-1676, Public Records of Volusia County, Florida; 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; first Eighth Amendment recorded in Official Records Book 4318, Page 2093, Public Records of Volusia County, Florida; recorded 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 and at Official Records Book 1512, Page 1736, Public Records of Flagler County, Florida; recorded the Twelfth Amendment to said Declaration at Official Records Book 5976, Page 4228, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1511, Public Records of Flagler County, Florida; recorded the Thirteenth Amendment to said Declaration at Official Records Book 6159, Page 2886, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1519, Public Records of Flagler County, Florida; recorded the Fourteenth Amendment to said Declaration at Official Records Book 6192, Page 1130, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1524, Public Records of Flagler County, Florida; recorded the Fifteenth Amendment to said Declaration at Official Records Book 6225, Page 1958, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1530, Public Records of Flagler County, Florida; recorded the Sixteenth Amendment to said Declaration at Official Records Book 6431, Page 4443, Public Records of Volusia County, Florida and at Official Records Book 2121, Page 1071, Public Records of Flagler County, Florida; recorded the Seventeenth Amendment to said Declaration at Official Records Book 6471, Page 3046, Public Records of Volusia County, Florida and at Official Records Book 1767, Page 303, Public Records of Flagler County, Florida; recorded the Eighteenth Amendment to said Declaration at Official Records Book 6698, Page 2024, Public Records of Volusia County, Florida and at Official Records Book 1861, Page 743, Public Records of Flagler County, Florida; recorded the Nineteenth Amendment to said Declaration at Official Records Book 7239, Page 297, Public Records of

Volusia County, Florida and at Official Records Book 1982, Page 877, Public Records of Flagler County, Florida; recorded the Amended Seventeenth Amendment to said Declaration at Official Records Book 7006, Page 4351, Public Records of Volusia County, Florida and at Official Records Book 1987, Page 274, Public Records of Flagler County, Florida; recorded the Twentieth Amendment to said Declaration at Official Records Book 7047, Page 2628, Public Records of Volusia County, Florida and at Official Records Book 2030, Page 1184, Public Records of Flagler County, Florida; recorded the Twenty First Amendment to said Declaration at Official Records Book 7094, Page 3290, Public Records of Volusia County, Florida and at Official Records Book 2059, Page 1855, Public Records of Flagler County, Florida; recorded the Twenty Second Amendment to said Declaration at Official Records Book 7267, Page 2583, Public Records of Volusia County, Florida and at Official Records Book 2144, Page 585, Public Records of Flagler County, Florida; and Twenty Third Amendment to said Declaration at Official Records Book 7597, Page 4420, Public Records of Volusia County, Florida and at Official Records Book 2304, Page 721, Flagler County, Florida.

WHEREAS, the Hunter's Ridge Corporations caused to be recorded in the Public Records of Flagler County, Florida the aforescribed Declaration of Covenants and Restrictions for 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, all of the Public Records of Flagler County, Florida; and,

WHEREAS, the Hunter's Ridge Corporations subsequently caused Amendments Twelfth through Fifteenth inclusive to be recorded at Official Records Book 1751, Page 1511, of the Public Records of Flagler County, Florida; and

WHEREAS, Hunter's Ridge Corporations subsequently caused Amendments Sixteenth through Twenty Third inclusive to be recorded in Flagler County as set forth above.

WHEREAS, the Developer desires to amend the Declarations to clarify and remove a conflicting provision created by the Eighteenth Amendment;

WHEREAS the Eighteenth Amendment merged the Management Association and Owner's Association but failed to delete Section 11.1 which now conflicts with 11.2 of the Declaration governing Owner's Association.

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; and,

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

1. Paragraph 11.1 is hereby deleted as the Management Association has been merged with the Owner's Association and this section is no longer applicable. All turnover provisions shall be governed by paragraph 11.2 hereof which controls the Owner's Association, unless stated otherwise herein.

2. Except as specifically amended hereinabove or in the Amendments (including this **Twenty Fourth Amendment**) to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida, the Declaration of Covenants and Restrictions are unchanged and remain in full force and effect. In the event of a conflict between any provision of this Twenty Fourth Amendment and any provision of the prior Amendments, the provision of this Twenty Fourth Amendment shall prevail.

Signed, sealed and delivered
in the presence of:

Witness:

[Signature]
Name: Kevin Wolfe

Witness:

[Signature]
Name: Jason Justesen

ASSIGNOR:

US CAPITAL ALLIANCE, LLC, a Florida limited liability company

By: **HRVR Manager, LLC**, a Florida limited liability company, its Manager

By: **HRVR LLC**, a Florida limited liability company, its Manager

By: [Signature]
Name: Gregory Davis, its Manager

Date: January 8, 2019

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2019, by Gregory Davis as Manager of HRVR, LLC, a Florida limited liability company as Manager of HRVR Manager, LLC, a Florida limited liability company as Manager of US Capital Alliance, LLC, a Florida limited liability company. He is personally known to me or has produced a valid driver's license as identification.

[Signature]
Notary Public

Name: JASON JUSTESEN

State of ARIZONA

Commission Expires: 7/18/22

(NOTARY SEAL)

