

This instrument Prepared By:
Kim C. Booker, Attorney at Law
Booker & Associates, P.A.
1019 Town Center Drive, Suite 200
Orange City, FL 32763

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

WHEREAS, US Capital Alliance, LLC, a Florida Limited Liability Corporation, is the current Developer of the Hunter's Ridge Subdivision ("Developer");

WHEREAS, US Capital Alliance, LLC, is the successor developer to Hunter's Ridge Residential Golf Properties, Inc., a Florida corporation (hereinafter referred to as "Hunter's Ridge RGP");

WHEREAS, Hunter's Ridge RGP was the successor by merger between 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 (collectively, the "Hunter's Ridge Corporations"), who, as tenants in common, were the Developer of the Hunter's Ridge Subdivision;

WHEREAS, previous Amendments to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida have erroneously referred to the Hunter's Ridge Corporations as the "predecessor" developer to Georgia Pacific Investment Company, an Oregon corporation, and the Original Developer of the Subdivisions, the FLA-GA Venture Group, a Florida general Partnership;

WHEREAS, the Hunter's Ridge Corporations were in fact the successor developer to Georgia Pacific Investment Company, an Oregon corporation, and the Original Developer of the Subdivision, the FL-GA Venture Group, a Florida general partnership

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, and subsequently at Official Records Book 1512, Page 1642, Public Records of Flagler County, Florida (the "Declaration"), which Declaration has been amended as follows:

- a. First Amendment to said Declaration at Official Records Book 3600, Pages 1212-1217, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1688, Public Records of Flagler County; and
- b. Second Amendment to said Declaration at Official Records Book 3710, Page 3559, Public Records of Volusia County, Florida, and at Official Records Book 1512, Page 194, Public Records of Flagler County, Florida;

- c. Third Amendment to said Declaration at Official Records Book 3771, Pages 3128-3132, Public Records of Volusia County, Florida, and at Official Records Book 1512, Page 1697, Public Records of Flagler County, Florida;
- d. Fourth Amendment to said Declaration at Official Records Book 4031, Pages 1727-1733, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1702, Public Records of Flagler County, Florida;
- e. Fifth Amendment to said Declaration at Official Records Book 4067, Pages 2967-2969, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1709, Public Records of Flagler County, Florida;
- f. Sixth Amendment to said Declaration at Official Records Book 4160, Page 4276, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1712, Public Records of Flagler County, Florida;
- g. Seventh Amendment to said Declaration at Official Records Book 4286, Page 4436, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1716, Public Records of Flagler County, Florida;
- h. First Eighth Amendment to said Declaration at Official Records Book 4318, Page 2090, Public Records of Volusia County, Florida;
- 1. Second Eighth Amendment to said Declaration at Official Records Book 4551, Page 1550, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1720, Public Records of Flagler County, Florida;
- J. Ninth Amendment to said Declaration at Official Records Book 5099, Page 3685, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1724, Public Records of Flagler County, Florida;
- k. Tenth Amendment to said Declaration at Official Records Book 5259, Page 585, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1728, Public Records of Flagler County, Florida;
- 1. 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;
- m. 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;
- n. 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;
- o. 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;
- p. 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;
- q. 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;
- r. 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;

- s. Eighteenth Amendment to said Declaration at Official Records Book 6698, Page 2024, Public Records of Volusia County, Florida and at Official Records Book 186 1, Page 743, Public Records of Flagler County, Florida;
- t. 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;
- u. 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;
- v. 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;
- w. 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;
- x. 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;
- y. 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, Public Records of Flagler County, Florida;
- z. Twenty Fourth Amendment to said Declaration at Official Records Book 7643, Page 439, Public Records of Volusia County, Florida;
- aa. Twenty Fifth Amendment to said Declaration at Official Records Book 2440, Page 1212, Public Records of Flagler County, Florida.

WHEREAS, the Hunters Ridge Homeowners Association of East Florida, Inc. (the "Owner's Association") has the power and authority to enforce the Declaration in accordance with the terms thereof;

WHEREAS, Royal Lions Gate, LLC. ("RLG"), is the record title owner of all of the real property described in Exhibit "A" attached hereto, and said real property comprised of all of the real property described in Exhibit "A" whether sold or not is located within the Hunter's Ridge Subdivision and shall be referred to herein as "Property";

WHEREAS, RLG, desires that said Property be incorporated within the Hunter's Ridge Subdivision and thereby become subject to the Declaration as amended through and including this Twenty Sixth Amendment;

WHEREAS, pursuant to Article V, Section 5.I 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 Developer has determined it desirable to amend portions of said Declaration in a manner which does not substantially change the character, nature or general scheme of the development of the Subdivision as provided herein below:

1. Exhibit "A" of the Declaration, as amended by prior amendments to the said Declaration of Covenants and Restrictions, is again amended by adding to and incorporating therein the additional Property into the legal description attached thereto in Exhibit "A" of said Declaration of Covenants and Restrictions.
2. As applied to the Property, Article IV, Section 4.3 is hereby amended by adding the following paragraphs:

Assessments on each lot shall not be due on the lots within Deerfield Trace of Hunter's Ridge Subdivision until the earlier of:

- a) twelve months from the date of recording of the Deerfield Trace Plat; or
- b) Conveyance or transfer of a completed residence on a lot within Deerfield Trace for occupancy by a third- party owner;

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 and entitled to vote in accordance with the terms and conditions set forth in the Declarations.

3. As applied to the Property, the following paragraphs are hereby added as amendments to the Declaration:
 - a. The Owners' Association will take over responsibility for maintenance of the stormwater or retention ponds located in Deerfield Trace Plat once the deferral on assessments provided in Paragraph 2, above, has passed. Until the deferral period has occurred as provided in Paragraph 2, above, RLG shall be responsible for all maintenance responsibilities or any costs incurred to maintain the Property or any portion thereof.
 - b. Prior to the Owner's Association taking over maintenance responsibility for the stormwater or retention ponds in said Deerfield Plat, the Developer shall complete a one-time obligation to mow and clean the areas surrounding all retention ponds located within the Deerfield Trace Plat. After the deferral on assessments provided in Paragraph 2 for the Deerfield Trace Plat, Owner's Association shall assume all responsibility for on-going maintenance of all retention ponds listed herein, including mowing and maintaining banks and grass areas from the rear lot lines of all houses, or from the naturally dedicated preserves, down to the water's edge; appropriate treatment of water quality; maintenance of weed growth from within the water body; and normal maintenance to preserve retention ponds in an aesthetically pleasant condition.
 - c. The Owner's Association will retain responsibility for all landscape maintenance from the back of the curb of Ashton Look Boulevard up to the vertical structures, at least to quality equivalent to that provided in the original section of Hunter's Ridge.

4. Except as specifically amended hereinabove or in the amendments to Declaration 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 Twenty Sixth Amendment and any provision of the prior Amendments, the provisions of this Twenty Sixth Amendment shall prevail.

WITNESS:

Royal Lions Gate, LLC
a Florida limited liability company

Paul Swanski
PAUL SWANSKI

Jordan Brown
Jordan Brown

By: Stephen Thompson its Manager

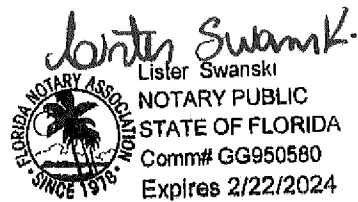
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Date: 7/31/20

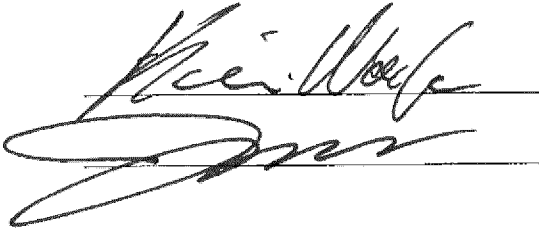
STATE OF Florida
COUNTY OF Dade

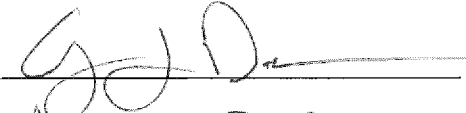
The foregoing instrument was acknowledge before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July 2020, by STEPHEN THOMPSON, as Manager of Royal Lions Gate, LLC. a Florida limited liability company, who is personally known to me; or who has produced FL-DL-T512-790-50-4640 as identification.

Lister Swanski
Notary Public
Type/Print Name: LISTER SWANSKI
Commission No.: GG95 0580
My Commission Expires: 2/22/2024



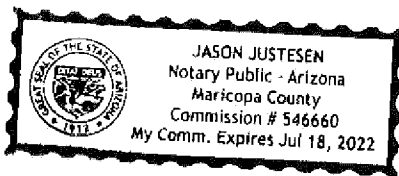
WITNESS:

US Capital Alliance, LLC
a Florida Limited Liability Corporation


 By: 
 Date: August 3, 2020

 STATE OF ARIZONA
 COUNTY OF MARICOPA

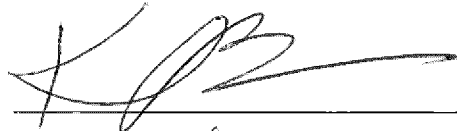
The foregoing instrument was acknowledge before me by means of physical presence or online notarization, this 3rd day of AUGUST 2020, by Greg J. Davis who is personally known to me; or who has produced DRIVERS LICENSE as identification.



 Notary Public
 Type/Print Name: JASON JUSTESEN
 Commission No.: 546660
 My Commission Expires: 7/18/22

WITNESS:

Hunter's Ridge Homeowners
Association of East Florida, Inc.
a Florida not for profit corporation



Mary Helen R. Murphy

By: 

Date: August 3, 2020

STATE OF FLORIDA
COUNTY OF VOLUSTA

The foregoing instrument was acknowledge before me by means of X physical
presence or online notarization, this 3 day of August 2020, by
Wayne Griffin who is personally known to me; or who has produced
_____ as identification.



Notary Public
Type/Print Name: Mary Helen R. Murphy
Commission No.: GG 279847
My Commission Expires: December 27, 2022

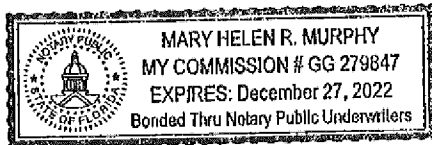


EXHIBIT "A"

KNOW ALL MEN BY THESE PRESENTS THAT ROYAL LION'S GATE, LLC, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, BEING THE OWNER OF THE LANDS SHOWN HEREON, AS DEERFIELD TRACE, AND BEING DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULAR DESCRIBE AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 88 DEGREES 21 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 681.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 21 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 879.87 FEET TO THE EASTERLY LINE OF A 236.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 1182.93 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF TRACT A, ASHFORD LAKES, AS RECORDED IN MAP BOOK 37, PAGES 42 THROUGH 49 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE OF SAID EASEMENT AND RUNNING ALONG SAID SOUTHWESTERLY LINE OF TRACT A, ASHFORD LAKES, SOUTH 55 DEGREES 03 MINUTES 18 SECONDS EAST, A DISTANCE OF 659.70 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 88 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 225.53 FEET; THENCE SOUTH 33 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 326.31 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, SOUTH 48 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 267.84 FEET; THENCE SOUTH 58 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 7.01 FEET; THENCE NORTH 83 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 60.26 FEET; THENCE SOUTH 56 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 18.07 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 36.88 FEET; THENCE SOUTH 82 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 58.75 FEET; THENCE SOUTH 14 DEGREES 13 MINUTES 31 SECONDS EAST, A DISTANCE OF 80.79 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 42.33 FEET; THENCE SOUTH 08 DEGREES 10 MINUTES 06 SECONDS EAST, A DISTANCE OF 38.86 FEET; THENCE SOUTH 52 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 14.33 FEET; THENCE SOUTH 08 DEGREES 37 MINUTES 10 SECONDS WEST, A DISTANCE OF 60.63 FEET; THENCE SOUTH 12 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 21.52 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 40.86 FEET TO THE SOUTH LINE OF SAID SECTION 22 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 17.98 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS "A", "B" AND "L" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA INC., THEIR SUCCESSORS AND ASSIGNS FOR COMMON AREAS, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY. FLAGLER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH THE SAID DRAINAGE SYSTEM. TRACT "L" AS SHOWN HEREON, IS ALSO AN ACCESS EASEMENT IN FAVOR OF THE CITY OF ORMOND BEACH FOR THE PURPOSES OF ACCESSING TRACT "I"

TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC.; THEIR SUCCESSORS AND ASSIGNS FOR COMMON AREAS, ACCESS AND UTILITY PURPOSES. TRACTS "C" AND "D" AS SHOWN HEREON IS A 20 FOOT ACCESS AND UTILITY EASEMENT AND IS HEREBY DEDICATED TO THE CITY OF ORMOND BEACH, FLORIDA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC. ITS SUCCESSORS AND ASSIGNS.

TRACTS "E" AND "F", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA INC.; THEIR SUCCESSORS AND ASSIGNS FOR COMMON AREAS/CONSERVATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY. TRACT "E" AND "F", AS SHOWN HEREON, ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.

PARCEL I (THE LIFT STATION) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 FOR UTILITY PURPOSES AND THE PERPETUAL MAINTENANCE OF THE LIFT STATION, SUBJECT TO A UTILITY EASEMENT DEDICATED IN PERPETUITY TO THE DEERFIELD TRACE HOMEOWNERS' ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS.

TRACTS "G", AND "H" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREAS/OPEN SPACE/SIGNAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE AND LANDSCAPING OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO FLAGLER COUNTY.

TRACTS "I" AND "J", FOR THE PURPOSES OF WELL SITES ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF ORMOND BEACH.

TRACT "K" SHOWN HEREON AS DEERFIELD COURT, IS FOR USE AS A PUBLIC RIGHT OF WAY AND A RIGHT OF WAY FOR PUBLIC AND PRIVATE UTILITY PURPOSES AND IS HEREBY DEDICATED TO HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT 1, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ROADWAYS, LANDSCAPING AND HARDSCAPE FEATURES WITHIN THIS TRACT,