

24.00

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR THE HUNTER'S RIDGE SUBDIVISION  
VOLUSIA COUNTY/FLAGLER COUNTY, FLORIDA ET AL.

BOOK PAGE  
3771 3128  
VOLUSIA CO. FL

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CLERK OF THE COURT  
VOLUSIA CO. FL.

FILED FOR RECORD  
RECORD VERIFIED  
124284

WHEREAS, the Florida Georgia Venture Group a/k/a FLA-GA Venture Group, a Florida General Partnership consisting of Georgia-Pacific Investment Company, an Oregon corporation and Halifax Properties, Inc., a Florida corporation (hereinafter inclusively referred to as the "Developer") on the 24th day of April, 1990, 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; and recorded the Second Amendment to said Declaration at Official Records Book 3710, Pages 3559 through 3561, Public Records of Volusia County, Florida; and

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 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 hereinbelow,

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NOW, THEREFORE, the Developer hereby modifies and amends the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida et al. as follows:

1. Article VII is amended by adding the below quoted text as subsection (i) immediately preceding the last paragraph of Section 5:

"(i) All Conservation Easement Areas reflected in any Plat of the Subdivision recorded after the initial Plat (said initial Plat being recorded at Plat Book 43, pages 78-82, Public Records of Volusia County, Florida) shall have buffer areas of native vegetation averaging 50' in width, but no less than 25' in width at any point, around all regionally significant wetlands (those which are FDER jurisdictional or 5 acres or more in size or which provide significant habitat for classified wildlife species). The use of pesticides, herbicides or fertilizers is prohibited in these buffer areas. Clearing and maintenance within these buffer areas shall be limited to selective hand clearing and underbrushing practices. These buffer areas, however, may be enhanced by the planting of hardwood trees. These restrictions applicable to buffer areas may be enforced not only by the Management Association, but also by the City of Ormond Beach, Florida and the St. Johns River Water Management District."

2. Exhibit "A" to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision which describes the real property subject to said Declaration is hereby amended by adding the legal descriptions of Units 2 and 3 which are attached hereto as Exhibits "A" and "B" and incorporated herein.

3. Except as specifically amended herein or by prior recorded Amendments, all other terms and provisions in the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida, et al. are unchanged and remain in full force and effect.

BOOK PAGE  
3771 3130

FLORIDA-GEORGIA VENTURE VOLUSIA CO. FL

DATE: 9/2/92

BY:

Thomas L. Durrance  
Thomas L. Durrance as President  
of Halifax Properties, Inc. and  
as Managing Partner for the  
Florida-Georgia Venture Group

Attest:

Leonard C. Durrance  
Leonard C. Durrance as Secretary  
of Halifax Properties, Inc.

STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY THAT I am an Officer duly authorized in the State and County aforesaid to take acknowledgements and that on this day personally appeared before me Thomas L. Durrance and Leonard C. Durrance, well known to me to be the President and the Secretary respectively of Halifax Properties, Inc. and that they severally executed the same freely and voluntarily under authority duly vested in them by said corporation.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 2nd day of September, 1992.

James E. Allen  
Notary Public

State of Florida-At-Large  
My Commission Expires:

NOTARY PUBLIC, State of Florida at Large  
My Commission Expires July 23, 1997  
Bonded By American Fidelity Casualty Insurance Co.

THIS INSTRUMENT PREPARED BY:

Harold C. Hubka, Esquire  
Post Office Box 5488  
Daytona Beach, FL 32118  
(904) 274-4480

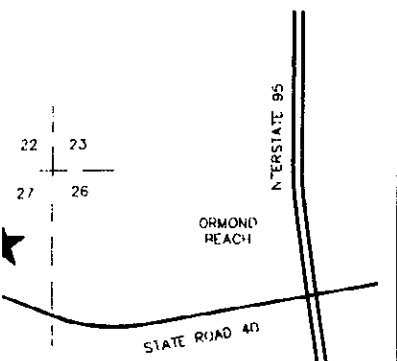
EXHIBIT "A"

BOOK  
3771  
PAGE  
3131  
VOLUSIA CO. FL

A PORTION OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS. FROM THE NORTHEAST CORNER OF SAID SECTION 27, RUN SOUTH 87°43'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2633.52 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 88°20'11" WEST, A DISTANCE OF 1261.51 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 12°29'13" WEST, A DISTANCE OF 287.18 FEET; THENCE SOUTH 13°43'27" EAST, A DISTANCE OF 41.77 FEET; THENCE SOUTH 25°24'53" EAST, A DISTANCE OF 27.33 FEET; THENCE SOUTH 18°07'48" EAST, A DISTANCE OF 63.78 FEET; THENCE SOUTH 03°01'19" WEST, A DISTANCE OF 98.87 FEET; THENCE SOUTH 11°42'07" WEST, A DISTANCE OF 109.47 FEET; THENCE SOUTH 04°55'03" WEST, A DISTANCE OF 44.69 FEET; THENCE SOUTH 08°51'56" EAST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 15°52'22" EAST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 15°42'53" EAST, A DISTANCE OF 194.15 FEET; THENCE SOUTH 28°51'18" EAST, A DISTANCE OF 141.04 FEET; THENCE SOUTH 34°12'35" EAST, A DISTANCE OF 110.17 FEET; THENCE SOUTH 39°11'29" EAST, A DISTANCE OF 128.48 FEET; THENCE SOUTH 45°13'53" EAST, A DISTANCE OF 125.78 FEET; THENCE SOUTH 46°46'22" EAST, A DISTANCE OF 22.32 FEET TO THE BOUNDARY OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 77-81 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1 AND ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 02°10'55", AND A CHORD BEARING OF SOUTH 48°30'17" WEST, A DISTANCE OF 24.37 FEET; THENCE CONTINUE ALONG SAID BOUNDARY SOUTH 47°24'50" WEST, A DISTANCE OF 125.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 10°01'21", AND A CHORD BEARING OF SOUTH 42°24'09.5" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.92 FEET; THENCE NORTH 55°44'52" WEST, ALONG A LINE NON RADIAL TO SAID CURVE, A DISTANCE OF 27.88 FEET; THENCE SOUTH 40°06'52" WEST, A DISTANCE OF 111.50 FEET; THENCE SOUTH 59°42'05" WEST, A DISTANCE OF 96.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 173°41'47"; THENCE SOUTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.84 FEET; THENCE NORTH 53°23'53" EAST, A DISTANCE OF 69.11 FEET; THENCE NORTH 70°32'06" EAST, A DISTANCE OF 28.43 FEET; THENCE SOUTH 79°59'41" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 54°20'45" EAST, A DISTANCE OF 41.64 FEET; THENCE NORTH 07°28'05" WEST, A DISTANCE OF 67.16 FEET TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 32°38'34" AND A CHORD BEARING OF NORTH 57°10'44" WEST; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.67 FEET; THENCE SOUTH 15°25'41" WEST ALONG A LINE NON-RADIAL TO SAID CURVE, A DISTANCE OF 62.00 FEET; THENCE SOUTH 40°32'24" WEST, A DISTANCE OF 86.43 FEET; THENCE SOUTH 87°35'11" WEST, A DISTANCE OF 82.94 FEET; THENCE SOUTH 89°27'45" WEST, A DISTANCE OF 131.53 FEET; THENCE SOUTH 33°57'16" WEST, A DISTANCE OF 85.47 FEET; THENCE SOUTH 59°30'35" EAST, A DISTANCE OF 29.91 FEET; THENCE SOUTH 40°02'03" EAST, A DISTANCE OF 128.14 FEET; THENCE SOUTH 22°55'15" EAST, A DISTANCE OF 131.13 FEET; THENCE SOUTH 09°34'48" EAST, A DISTANCE OF 117.78 FEET; THENCE SOUTH 25°59'02" EAST, A DISTANCE OF 82.91 FEET; THENCE SOUTH 54°48'36" EAST, A DISTANCE OF 81.47 FEET; THENCE SOUTH 73°54'04" EAST, A DISTANCE OF 92.91 FEET; THENCE SOUTH 75°34'22" EAST, A DISTANCE OF 159.37 FEET; THENCE SOUTH 17°30'47" WEST, A DISTANCE OF 343.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 01°37'14" AND A CHORD BEARING OF SOUTH 16°42'10" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.59 FEET; THENCE NORTH 75°08'54" WEST, ALONG A LINE NON RADIAL TO SAID CURVE, A DISTANCE OF 77.70 FEET; THENCE SOUTH 25°57'18" WEST, A DISTANCE OF 196.82 FEET; THENCE NORTH 76°34'15" WEST, A DISTANCE OF 154.44 FEET; THENCE SOUTH 73°11'57" WEST, A DISTANCE OF 76.46 FEET; THENCE SOUTH 28°44'23" WEST, A DISTANCE OF 256.40 FEET; THENCE SOUTH 48°43'55" WEST, A DISTANCE OF 285.67 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R.40, A 200 FOOT RIGHT OF WAY; THENCE, DEPARTING SAID BOUNDARY OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, NORTH 48°59'52" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 377.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN THENCE NORTH 25°49'26" WEST, A DISTANCE OF 21.70 FEET; THENCE NORTH 15°14'13" WEST, A DISTANCE OF 69.90 FEET; THENCE NORTH 00°17'14" EAST, A DISTANCE OF 78.15 FEET; THENCE NORTH 10°19'54" EAST, A DISTANCE OF 57.26 FEET; THENCE NORTH 13°42'45" WEST, A DISTANCE OF 8.64 FEET; THENCE NORTH 42°49'08" WEST, A DISTANCE OF 57.08 FEET; THENCE NORTH 41°31'02" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH 10°01'46" WEST, A DISTANCE OF 66.51 FEET; THENCE NORTH 08°10'09" WEST, A DISTANCE OF 46.91 FEET; THENCE NORTH 04°14'17" EAST, A DISTANCE OF 8.22 FEET; THENCE SOUTH 83°27'06" WEST, A DISTANCE OF 12.60 FEET; THENCE NORTH 87°59'29" WEST, A DISTANCE OF 29.78 FEET; THENCE SOUTH 88°22'59" WEST, A DISTANCE OF 25.85 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°37'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2224.24 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE DEPARTING SAID WEST LINE, NORTH 88°20'11" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1396.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.73 ACRES MORE OR LESS

VICINITY MAP  
NO SCALE



## DESCRIPTION

EXHIBIT "B"

BOOK PAGE  
3771 3132  
VOLUSIA CO. FL

A PORTION OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 27, RUN SOUTH 87°43'21" WEST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2633.52 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 88°20'11" WEST, A DISTANCE OF 220.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 41°51'34" WEST, A DISTANCE OF 96.28 FEET; THENCE SOUTH 30°31'16" WEST, A DISTANCE OF 139.38 FEET; THENCE SOUTH 06°06'30" WEST, A DISTANCE OF 142.98 FEET; THENCE SOUTH 20°58'28" EAST, A DISTANCE OF 151.25 FEET; THENCE SOUTH 36°57'20" EAST, A DISTANCE OF 130.47 FEET; THENCE SOUTH 69°03'51" EAST, A DISTANCE OF 161.87 FEET; THENCE SOUTH 82°44'35" EAST, A DISTANCE OF 116.70 FEET; THENCE SOUTH 77°43'15" EAST, A DISTANCE OF 559.79 FEET TO THE BOUNDARY OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 77-81, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 17°36'01" WEST ALONG SAID BOUNDARY OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, A DISTANCE OF 1.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 03°21'05" AND A CHORD BEARING OF SOUTH 19°16'34" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.40 FEET, TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 304.86 FEET, A CENTRAL ANGLE OF 98°44'30" AND A CHORD BEARING OF SOUTH 59°44'39" WEST; THENCE DEPARTING SAID BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.39 FEET TO THE BOUNDARY OF SAID SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1; THENCE NORTH 52°02'31" WEST ALONG SAID BOUNDARY ON A LINE NON-RADIAL TO SAID CURVE, A DISTANCE OF 48.81 FEET; THENCE NORTH 82°17'57" WEST, A DISTANCE OF 85.02 FEET; THENCE NORTH 79°42'52" WEST, A DISTANCE OF 578.52 FEET; THENCE SOUTH 52°20'09" WEST, A DISTANCE OF 34.69 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 408.36 FEET, A CENTRAL ANGLE OF 34°47'28" AND A CHORD BEARING OF SOUTH 04°35'46" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 193.47 FEET, A CENTRAL ANGLE OF 51°15'27" AND A CHORD BEARING OF SOUTH 03°38'13.5" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.08 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 640 FEET, A CENTRAL ANGLE OF 30°45'40" AND A CHORD BEARING OF SOUTH 64°58'35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 343.61 FEET TO THE MOST EASTERLY CORNER OF HUNTERS RIDGE, PHASE II, UNIT 1, AS RECORDED IN PLAT BOOK , PAGES OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, DEPARTING THE BOUNDARY OF SAID SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, NORTH 46°46'22" WEST ALONG A LINE NON-RADIAL TO SAID CURVE AND ALONG THE BOUNDARY OF SAID HUNTERS RIDGE PHASE II, UNIT 1, A DISTANCE OF 22.32 FEET; THENCE NORTH 45°13'53" WEST, A DISTANCE OF 125.78 FEET; THENCE NORTH 39°11'29" WEST, A DISTANCE OF 128.48 FEET; THENCE NORTH 34°12'35" WEST, A DISTANCE OF 110.17 FEET; THENCE NORTH 28°51'18" WEST, A DISTANCE OF 141.04 FEET; THENCE NORTH 15°42'53" WEST, A DISTANCE OF 194.15 FEET; THENCE NORTH 15°52'22" WEST, A DISTANCE OF 160.89 FEET; THENCE NORTH 08°51'56" WEST, A DISTANCE OF 71.32 FEET; THENCE NORTH 04°55'03" EAST, A DISTANCE OF 44.69 FEET; THENCE NORTH 11°42'07" EAST, A DISTANCE OF 109.47 FEET; THENCE NORTH 03°01'19" EAST, A DISTANCE OF 98.87 FEET; THENCE NORTH 18°07'48" WEST, A DISTANCE OF 63.78 FEET; THENCE NORTH 25°24'53" WEST, A DISTANCE OF 27.33 FEET; THENCE NORTH 13°43'27" WEST, A DISTANCE OF 41.77 FEET; THENCE NORTH 12°29'13" EAST, A DISTANCE OF 287.18 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION, PHASE II, UNIT 1 AND THE NORTH LINE OF SAID SECTION 27; THENCE DEPARTING THE BOUNDARY OF SAID HUNTERS RIDGE SUBDIVISION, PHASE II, UNIT 1, NORTH 88°20'11" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1041.12 TO THE POINT OF BEGINNING.

CONTAINING 32.93 ACRES MORE OR LESS

TY MAP

UNIT 3

SCALE

STATE 95

124284