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

WHEREAS, Georgia-Pacific Investment Company, an Oregon corporation, and the predecessor developer of the Subdivision, the FLA-GA Venture Group, a Florida general partnership (hereinafter both developers are 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; recorded the Second Amendment to said Declaration at Official Records Book 3710, Pages 3559 through 3561, Public Records of Volusia County, Florida; and recorded the Third Amendment to said Declaration at Official Records Book 3771, Pages 3128-3132, 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,

1. Article I, Section 1.1 is amended by adding subsection (t) which reads:

"Surface Water or Stormwater Management System" means the system or systems which are designed, constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise designed and constructed or implemented to affect their quantity and quality of discharges. The Surface Water or Stormwater Management System or systems are more particularly described in the Surface Water Permits and the Stormwater Management System Permits issued to date or hereinafter by the St. John's River Water Management District for the Subdivision."

2. Article II is hereby amended by adding the following at the end of Section 2.1:

"Notwithstanding the above minimum square footage requirement for a residence built upon a single family lot, a residence may be built upon lots 11-54 within Unit 4 at Shadow Crossings of Hunter's Ridge with less than 1,800 square feet of enclosed living area as long as said residence has 1,700 or more square feet of enclosed living area. This reduction of the minimum square footage requirement for enclosed living area only applies to lots 11-54, Unit 4 at Shadow Crossings."

3. Article II, Section 2.22 is hereby amended by deleting the first sentence of Section 2.22 and replacing it with the following:

"The Management Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System. In addition, the Management Association shall manage, operate, maintain, repair, monitor and, where applicable preserve, certain natural assets and materials located within the Drainage Areas, the Wildlife/Water Management Areas, the Conservation Easement areas and the Surface Water or Stormwater Management System. The maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the system or systems to provide drainage, water storage, conveyance or other surface water, stormwater management capabilities as permitted by the St. John's River Water Management District. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be permitted or if modified any repair or reconstruction of the Surface Water or Stormwater Management System which constitutes a modification must first be approved by the St. John's River Water Management District."

4. Article II is hereby amended by adding the following at the end of Section 2.22:

"The St. John's River Water Management District and/or the City of Ormond Beach shall have the right to enforce, by proceeding at law or in equity, the provisions contained in the Declaration Of Covenants And Restrictions which relate to the maintenance, operation, repair and monitoring of the Surface Water or Stormwater Water Management System(s)."

5. Article IV, Section 4.2 is hereby amended by deleting subsection (a) and replacing it with the following:

"(a) To improve, maintain, operate, repair, enhance, enlarge, protect, and monitor the Surface Water or Stormwater Management Systems, including but not limited to work within retention areas, drainage structures and drainage easements;"

6. Article V, Section 5.1 is hereby amended by adding the following to the end of Section 5.1:

"Any amendments to the Declaration Of Covenants And Restrictions of the Subdivision which alter any provision relating to Surface Water or Stormwater Management System or Systems, beyond maintenance in

its original condition, including the water management portions of the common areas, must have the prior approval of the St. John's River Water Management District and/or the City of Ormond Beach."

7. Article Section VII, Section 7.2(a) is hereby amended by adding the following language as the first sentence of Section 7.2:

"Any drainage swale constructed by the Developer upon a lot in the Subdivision has been constructed for the purpose of managing and containing the flow of excess surface water, if any, found upon such lot from time to time. Each lot owner, including builders, shall be responsible for the maintenance, operation and repair of the swales on the lot. Maintenance, operation and repair shall mean practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage conveyance, or other stormwater management capabilities as permitted by the St. John's River Water Management District. Fill in, excavation, construction of fences upon or in or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the drainage swale shall be authorized and any damage to any drainage swale, whether caused by natural or human induced phenomena, shall be repaired and the drainage swale returned to its former condition as soon as possible by the owner(s) of the lot(s) upon which the drainage swale is located."

8. Article VII is hereby amended by adding the following at the end of Section 7.6:

"The Management Association shall have a perpetual non-exclusive easement over all areas of the Surface Water or Stormwater Management System for access to operate, maintain or repair the system. By this easement, the Management Association shall have the right to enter upon any portion of any lot in the Subdivision which is a part of the Surface Water or Stormwater Management System, at a reasonable time and in a reasonable manner, to operate, maintain, or repair the Surface Water or Stormwater Management System as required by the applicable St. John's River Water Management District Permit. Additionally, the Management Association is hereby given a perpetual non-exclusive easement for drainage over the entire Surface Water or Stormwater Management System, including buffer areas or swales, without the prior

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written approval of the St. John's River Water Management District or its general counsel."

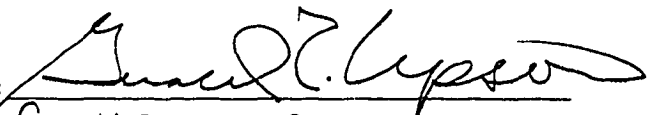
9. Exhibit "A" to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, as amended by prior amendments to the said Declaration Of Covenants And Restrictions, is again amended by adding to it the legal description of Unit 4 at Shadow Crossings of the Hunter's Ridge Subdivision, said legal description being attached hereto as Exhibit "A" and incorporated herein.

10. Except as specifically amended hereinabove or in the First, Second and Third Amendments To Declaration Of Covenants And Restriction referenced above, 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.

GEORGIA-PACIFIC INVESTMENT COMPANY

DATE: 8/16/95

BY:


Gerald E. Upson, Project Manager

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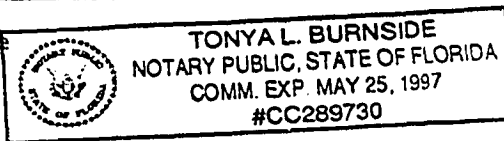
STATE OF FLORIDA

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 Gerald E. Upson and Manager and _____, well known to me to be the Project Manager and _____ respectively of Georgia-Pacific Investment Company, and that they severally executed the above-referenced documents 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 16th day of August, 1995.

Tonya L. Burnside
Tonya L. Burnside
Notary Public
State of Florida-At-Large
My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Harold C. Hubka, Esquire
BLACK, CROTTY, SIMS, HUBKA,
BURNETT, BIRCH & SAMUELS
Post Office Box 265669
Daytona Beach, FL 32126-5669
(904) 253-8195

LEGAL DESCRIPTION:

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Liane M. Matousek

Alachua County, Clerk of Court

Last Available Copy

A PORTION OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTH EAST CORNER OF SAID SECTION 27, RUN SOUTH 87 DEGREES 43 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1798.07 FEET TO THE WEST LINE OF A 236 FOOT FLORIDA POWER COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1335, PAGE 502, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND POINT OF BEGINNING NUMBER 1, THENCE SOUTH 01 DEGREES 39 MINUTES 09 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 1623.82 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 DEPARTING SAID WESTERLY LINE SOUTH 88 DEGREES 53 MINUTES 17 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 105.18 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 237.43 FEET, A CENTRAL ANGLE OF 30 DEGREES 14 MINUTES 19 SECONDS AND A CHORD BEARING OF NORTH 89 DEGREES 47 MINUTES 53 SECONDS WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.31 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 230.27 FEET, A CENTRAL ANGLE OF 112 DEGREES 32 MINUTES 38 SECONDS AND A CHORD BEARING OF NORTH 57 DEGREES 37 MINUTES 58 SECONDS WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 452.31 FEET; THENCE NORTH 34 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 209.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1540.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 10 MINUTES 51 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 481.79 FEET; THENCE NORTH 17 DEGREES 38 MINUTES 01 SECONDS EAST, A DISTANCE OF 237.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1540.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 46 MINUTES 33 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 424.02 FEET; THENCE NORTH 01 DEGREE 48 MINUTES 28 SECONDS EAST, A DISTANCE OF 191.85 FEET TO THE NORTH LINE OF SAID SECTION 27; THENCE DEPARTING THE BOUNDARY OF SAID SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, NORTH 87 DEGREES 43 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 33.78 FEET TO THE POINT OF BEGINNING NUMBER 1, TOGETHER WITH 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 DEGREES 43 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1912.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUNTERS RIDGE BOULEVARD, AN 80 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT 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, AND POINT OF BEGINNING NUMBER 2; THENCE DEPARTING SAID NORTH LINE SOUTH 01 DEGREE 48 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 186.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 48 MINUTES 33 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.00 FEET; THENCE SOUTH 17 DEGREES 38 MINUTES 01 SECONDS WEST, A DISTANCE OF 237.88 FEET TO THE BOUNDARY OF HUNTERS RIDGE SUBDIVISION, PHASE 1, UNIT 3 AS RECORDED IN PLAT BOOK 44, PAGE 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND SAID BOUNDARY OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1, NORTH 77 DEGREES 43 MINUTES 15 SECONDS WEST, ALONG THE BOUNDARY OF SAID HUNTERS RIDGE SUBDIVISION, PHASE 1, UNIT 2, A DISTANCE OF 559.79 FEET; THENCE NORTH 82 DEGREES 44 MINUTES 35 SECONDS WEST, A DISTANCE OF 116.70 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 51 SECONDS WEST, A DISTANCE OF 161.87 FEET; THENCE NORTH 38 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 130.47 FEET; THENCE NORTH 20 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF 151.25 FEET; THENCE NORTH 08 DEGREES 08 MINUTES 30 SECONDS EAST, A DISTANCE OF 142.88 FEET; THENCE NORTH 30 DEGREES 31 MINUTES 18 SECONDS EAST, A DISTANCE OF 139.38 FEET; THENCE NORTH 41 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 88.30 FEET TO THE NORTH LINE OF SAID SECTION 27; THENCE DEPARTING THE BOUNDARY LINE OF SAID HUNTERS RIDGE SUBDIVISION, PHASE 1, UNIT 2, NORTH 88 DEGREES 20 MINUTES 11 SECONDS EAST, ALONG SAID NORTH LINE A DISTANCE OF 220.38 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE NORTH 87 DEGREES 43 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 721.48 FEET TO POINT OF BEGINNING NUMBER 3, TOGETHER WITH A PORTION OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 31 EAST, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 27, RUN SOUTH 87 DEGREES 43 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1912.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUNTERS RIDGE BOULEVARD, AN 80 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1 AS RECORDED IN MAP BOOK 43, PAGES 77-81 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE SOUTH 01 DEGREE 48 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 186.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 48 MINUTES 33 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.00 FEET; THENCE SOUTH 17 DEGREES 38 MINUTES 01 SECONDS WEST, A DISTANCE OF 237.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 21 MINUTES 05 SECONDS AND A CHORD BEARING OF SOUTH 27 DEGREES 23 MINUTES 59 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.40 FEET TO THE POINT OF BEGINNING NUMBER 3, AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 304.86 FEET, A CENTRAL ANGLE OF 156 DEGREES 47 MINUTES 40 SECONDS AND A CHORD BEARING OF SOUTH 30 DEGREES 43 MINUTES 04 SECONDS WEST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF HUNTERS RIDGE PHASE 1, UNIT 3, AS RECORDED IN PLAT BOOK 44, PAGE 34, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 525.39 FEET TO THE BOUNDARY OF SAID SHADOW CROSSINGS, UNIT 1, OF HUNTERS RIDGE SUBDIVISION, PHASE 1; THENCE, DEPARTING THE BOUNDARY OF SAID HUNTERS RIDGE PHASE 1, UNIT 2, CONTINUING ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID SHADOW CROSSINGS, UNIT 1 OF HUNTERS RIDGE SUBDIVISION, PHASE 1, A DISTANCE OF 308.89 FEET; THENCE NORTH 34 DEGREES 48 MINUTES 52 SECONDS EAST, ALONG A LINE NON-RADIAL TO SAID CURVE, A DISTANCE OF 246.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 13 DEGREE 49 MINUTES 48 SECONDS AND A CHORD BEARING OF NORTH 27 DEGREES 52 MINUTES 03 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.40 FEET TO POINT OF BEGINNING NUMBER 3.

THE ABOVE DESCRIBED PARCELS CONTAIN A TOTAL OF 26.34 ACRES MORE OR LESS.

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