

**SIXTH 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; 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; and recorded the Fifth Amendment to said Declaration at Official Records Book 4067, pages 2967-2969, 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. 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 Chelsford Heights, Unit 5, Phase I of Hunter's Ridge Subdivision as recorded in Map Book 49, Pages 181-183, Public Records of Volusia County, Florida, said legal description being attached hereto as Exhibit "A" and incorporated herein.

2. No residential dwelling unit having less than 2,200 square feet of living area shall be constructed in Chelsford Heights, Unit 5, Phase I of Hunter's Ridge Subdivision.

3. 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 Fourth Amendment To Declaration Of Covenants And Restrictions:

"Notwithstanding any of the minimum square footage requirements for a residential dwelling unit described above, no residential dwelling unit having less than 2,200 square feet of enclosed living area shall be constructed in Chelsford Heights, Unit 5, Phase I of Hunter's Ridge Subdivision. This increase in the minimum square footage requirement for enclosed living area only applies to lots in Chelsford Heights, Unit 5, Phase I of Hunter's Ridge Subdivision."

4. Article II is hereby amended by deleting the last sentence of Section 2.22 (said last sentence was added pursuant to the Fourth Amendment To Declaration Of Covenants And Restrictions) and replacing it with the following:

"Both the St. Johns River Water Management District and 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 Management System(s)."

5. Article V, Section 5.1 is hereby amended by deleting the last sentence (said last sentence was added pursuant to the Fourth Amendment To Declaration Of Covenants And Restrictions) and replacing it with the following:

"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 both the St. Johns River Water Management District and the City of Ormond Beach."

6. Except as specifically amended hereinabove or in the first five 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. In the event of a conflict between any provision of this Sixth Amendment and any provision of the first five amendments, the provisions of this Sixth Amendment shall prevail.

GEORGIA-PACIFIC INVESTMENT COMPANY

DATE: 11/22/96

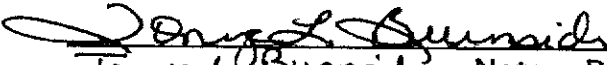
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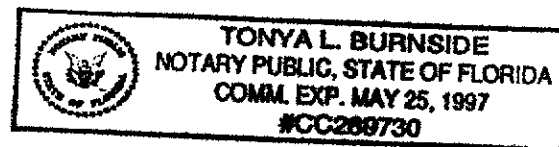
  
GERALD E. UPSON, PROJECT MANAGER

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 as Project Manager, well known to me to be the Project Manager of Hunter's Ridge Subdivision, and that he executed the above-referenced documents freely and voluntarily under authority duly vested in him by said corporation.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State aforesaid this 22nd day of November, 1996.

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



THIS INSTRUMENT PREPARED BY:

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