

THIRD AMENDMENT TO
DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR
HEARTWOOD HILLS SUBDIVISION

This amendment is made and entered into this 16th day of JUNE, 2023, by Robert L Corson as president and representative of the Heartwood Hills Homeowners' Association. On June 6, 2023, the meeting of the Board of Directors of the Heartwood Hills Homeowners' Association acquired approval of this amendment by a vote of more than two-thirds of the members of the Association.

ARTICLE V
LAND USE AND BUILDING TYPE

Section 1. General No lot shall be used except for residential purposes. Short term rentals are prohibited. Owners may not enter into rental agreements for less than six months. Also, the rental of a home more than three times in a calendar year is prohibited.

Only one single family dwelling and one non-residential structure may be placed and maintained on any lot, provided that lots of three (3) or more acres may, upon approval by Leon County authorities, be divided into two parcels of not less than one and one-half (1 ½) acres each and under these restrictions be treated as separate lots.

When construction of any building is commenced, work thereon shall be prosecuted diligently and continuously to full completion thereof within eight (8) months after the start of work unless such completion is rendered impossible as a result of strikes, fires, governmental action or national emergency.

20230032362
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
BK: 5858 PG:716, Page 1 of 2
06/16/2023 at 12:08 PM,

GWEN MARSHALL, CLERK OF COURTS

In witness thereof, the undersigned being the representative of the Heartwood Hills Homeowners' Association has hereunto set their hands and seals hereto this 16TH day of JUNE, 2023.

Signed, sealed and

By Robert L. Corson

Delivered in our presence

Robert L Corson, President

As witnesses:

Heartwood Hills Homeowners' Association

Andrew J. Franks

Dorva M Corson

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was executed before me, the undersigned officer, by Robert L. Corson, acting as president and representative for the Heartwood Hills Homeowners' Association and individually this 16TH day of JUNE, 2023.

Andrew J. Franks

NOTARY PUBLIC

