

This instrument was prepared by and return to:
Mechanik Nuccio Hearne & Wester, P.A.
305 S. Boulevard
Tampa, FL 33606
(813) 276-1920

**THIRD AMENDMENT TO
DECLARATION OF MASTER COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HERNANDO OAKS MASTER ASSOCIATION, INC.**

THIS THIRD AMENDMENT TO DECLARATION OF MASTER COVENANTS CONDITIONS AND RESTRICTIONS (this "Amendment") is made this 23 day of February, 2016, by HEARTWOOD 91-3, LLC, a Florida limited liability corporation (the "Developer").

RECITALS

WHEREAS, the Declaration of Master Covenants, Conditions and Restrictions for Hernando Oaks Master Association, Inc. ("Declaration") dated September 19, 2002, has been recorded in Official Records of Hernando County Book 1573, Page 1432, et seq. of the Public Records of Hernando County, Florida, is hereby amended by the recording of this Amendment to the Declaration.

WHEREAS, Developer has the right to amend certain provisions of the Declaration pursuant to Article XVIII, Section 16 of the Declaration;

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

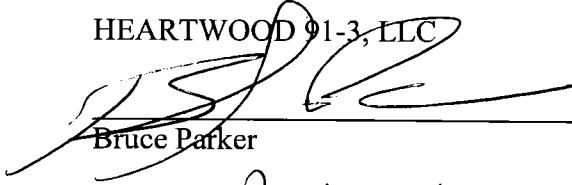
(Deleted language is marked with a ~~strickthrough line~~, and new language is marked with a double-underline.)

- I. Article VI, Section 33 of the Declaration of Hernando Oaks Master Association, Inc., is hereby amended to read as follows:

Section 23. Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner, if said owner is in violation of the rules and regulations for parking promulgated by the Board. Each Owner by acceptance of title to a Lot irrevocably grants the Association and its designated towing service the right to enter a Lot, and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean boats, boat trailers, campers, travel trailers, mobile homes, recreational vehicles, etc. The Board may promulgate reasonable rules and regulations regarding parking and towing in the community.

IN WITNESS WHEREOF, Developer has executed this Amendment to Declaration on the date first stated above.

HEARTWOOD 91-3, LLC



Bruce Parker

Vice President
Title

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of Feb, 2016, by Bruce Parker, Vice President of Heartwood 91-3, LLC, a Florida limited liability corporation, who is personally known to me or who has produced _____ as identification.


Notary Public

My Commission Expires:

LISA C. CATHELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE836783
EXPIRES 9/19/2016
BONDED THRU 1-888-NOTARY1