

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

Certified to be a True Copy
Betty Strifler,
Clerk of the Circuit Court

1222721

This instrument prepared by
and return to:
Heather Ridge Property Owners Assoc.
P.O. Box 964
Lecanto, FL 34460-0964

By: [Signature] P.C.
This 6th day of NOV., A.D. 2001

VERIFIED BY: [Signature] D.C.
SECRETARY COPY

37.50 REC
27.00 (3) CC

FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HEATHER RIDGE

THIS FOURTH AMENDMENT to Declaration of Covenants, Conditions and Restrictions, made and entered into this 6 day of NOVEMBER, 2001, by HEATHER RIDGE HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation, not-for profit (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, on the 13th day of September, 1996, REGENCY CITRUS, INC., A Florida corporation, now known as RYLAND COMMUNITIES, INC., A Florida corporation (hereinafter referred to as "Developer") executed that certain Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Declaration") for HEATHER RIDGE (CRYSTAL OAKS FIFTH ADDITION), a subdivision of Citrus County, Florida, which Declaration is recorded in OR Book 1156, Page 0253 to Page 0273, Public Records of Citrus County Florida, and

WHEREAS, on the 5th day of December 1996 developer executed an amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Fifth Addition), which Amendment was recorded in OR Book 1161, Page 0932, Public Records of Citrus County Florida, which Declaration corrected a scrivener's error; and,

WHEREAS, on the 16th day of January, 1998 developer executed an amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Seventh Addition), which Amendment was recorded in OR Book 1235, Page 0603, Public Records of Citrus County Florida, and

WHEREAS, on the 24th day of March, 1999 developer executed an amendment to Declaration of Covenants, Conditions and Restrictions for Heather Ridge (Crystal Oaks Eighth Addition), which Amendment was recorded in OR Book 1312, Page 0836, Public Records of Citrus County Florida, and

WHEREAS, pursuant to Article X, Section 3 of the Declaration, Declarant has the right to amend the Declaration, and

WHEREAS, an instrument attached hereto as Exhibit "A" has been signed by 79 lot owners, representing not less than two-thirds of the Owners of the Lots, agreeing to change, modify or alter the Declaration as hereinafter described,

NOW, THEREFORE, Declarant hereby amends the Declaration in the following respects and declares that all of the properties shall be held, sold and conveyed subject to the terms and conditions of the Declaration, as amended hereby:

1. Article VI, Subdivision Use Restrictions is hereby amended by adding the following Section JJ:

No lot owner shall cause a fence to be commenced, erected, installed or maintained upon a lot, right of way, easement or common area. Association reserves the right to install fencing on Drainage Retention Areas if needed or required.

2. Article VII, Subdivision Architectural Control is hereby amended by deleting the words "or fence" from the first sentence thereof and replacing it with the following:

No dwelling shall be commenced, erected, installed or maintained upon a lot, nor shall any exterior addition, change or alteration be made, unless and until the plans and specifications showing the nature, kind, shape, weight, materials and location of same shall have been submitted to and approved by the Association, in writing, as to the harmony or external design and location in relation to the other lots and dwellings in the subdivision.

IN WITNESS WHEREOF, Declarant has made and executed this Amendment as of the date first above written.

HEATHER RIDGE HOMEOWNER'S ASSOCIATION
a Florida Corporation, Not-for-Profit

By: Sarah Mason
Sarah Mason, President FDL M 250790356650

Attest: [Signature]

By: Marilyn Birkenthal
Marilyn Birkenthal, Secretary FDL B 625540286870



Witnesses as to Both Signatories:

Donna McClelland
Witness #1 Signature

DONNA MCCLELLAND
Printed Name

Lavern Brandau
Witness #2 Signature

Lavern Brandau
Printed Name

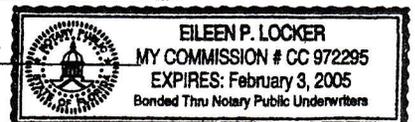
STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 6th day of Nov, 2001, by Sarah Mason and Marilyn Birkenthal, President and Secretary, respectively, of HEATHER RIDGE HOMEOWNER'S ASSOCIATION, INC., A Florida corporation, not-for-profit, on behalf of the corporation. They are personally known to me.

[Signature]
Notary Public

EILEEN P. LOCKER
Print Name

My Commission Expires: FEB. 3, 2005



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