

**SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

FOR THE HEATHER RIDGE HOA

WHEREAS, the members of the HEATHER RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not-for profit (hereinafter referred to as "Association") desires to Amend the Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 1156 Pages 0253 to page 0273, Public Records of Citrus County, Florida, the Amendment of the Declarations of Covenants, Conditions and Restrictions for Heather Ridge as recorded in O.R. Book 1161 Pages 0932 to 0935, Public Records of Citrus County; The Second Amendment to the Declaration of Covenants, Conditions and Restrictions as recorded in O.R. Book 1235 Pages 0603 to 0606 Public Records of Citrus County, Florida; The Third Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in O.R Book 1312 Pages 0836 to 0839 Public Records of, Florida;, Florida. (Referred to Citrus County Florida; The Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions as recorded in O.R. Book 1463 Pages 2418 to 2425 Public Records of Citrus County, Florida; The Fifth Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in O.R. Book 1516 Pages 252 to 259, Public Records of Citrus County, Florida; The Sixth Amendment to the Declarations of Covenants, Conditions and Restrictions as recorded in O.R. Book 1536 Pages 2405 to 2417, Public Records of Citrus County, Florida (referred to collectively as the "Declarations"), and

WHEREAS, the Association desires to comply with Chapter 720 of the Florida Statutes as it may be amended from time to time, said Declarations shall be amended as follows:

ARTICLE IV Section 8 is amended to read:

Subordination of assessment Lien to Mortgages. The lien for Assessments shall not be subordinate to any mortgage including a bona fide first mortgage held by a Lender on any lot, even when the mortgage is recorded in the Public Records prior to the Claim of Lien. The lien for Assessments shall not be affected by any sale or transfer of a lot, except in the event of a sale or transfer by deed in lieu or pursuant to a foreclosure of a bona fide first mortgage, in which event, the mortgagee shall be liable for the unpaid assessments which become due during the twelve (12) month period immediately preceding the requisition of title or (1%) of the original mortgage debt, whichever is less. However, any such remaining unpaid assessments for which such mortgagee is not liable may be assessed and reallocated to the subsequent owner who receives title from such mortgagee. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to the Association if the mortgage held by such Lender is in default. The Association shall have the right, but not the obligation, to cure such default within the time periods applicable to Owner. In the event the Association makes such payment on behalf of an Owner, Association shall, in addition to all other rights reserved herein, be subrogated to all the rights of the Lender. All amounts advanced on behalf of an Owner pursuant to this Section shall be added to assessments payable by such Owner with appropriate interest.

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: Ronald Hasson

Ronald Hasson, President

Attest:

By: Gail Stearns

Gail Stearns, Secretary

Witnesses as to Both Signatories:

Carl L. Portie

Witness #1 Signature

Carl Portie

Witness #1 Signature

STATE OF FLORIDA)

COUNTY OF CITRUS)

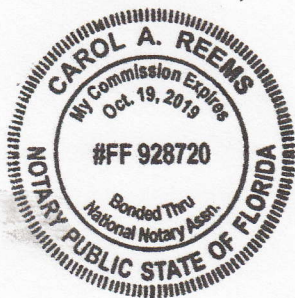
Charles D. Allen

Printed Name

CARL PORTIE

Printed Name

The foregoing instrument was acknowledged before me this 15 day of Jan, 2016, by Ronald Hasson and Gail Stearns, 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.



Notary Public

Carol A. Reems

Print Name

My Commission Expires: 10-19-19