

**\*\* OFFICIAL RECORDS \*\***  
**BK 1488 PG 1715**

Prepared by and return to:  
Stephen C. Booth, Esquire  
Booth and Cook, P.A.  
7510 Ridge Road  
Port Richey, FL 34668

1500  
**THIRD AMENDMENT TO  
DECLARATION OF RESTRICTIONS**

**THIS THIRD AMENDMENT** to Declaration of Restrictions, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by **LAKE JUNE PROPERTIES, INC.**, a Florida corporation (hereinafter referred to as "Developer").

**WITNESSETH:**

**WHEREAS**, on the 24th day of February, 1999, Developer executed that certain Declaration of Restrictions (hereinafter referred to as "Declaration") for **LAKE JUNE POINTE**, a subdivision of Highlands County, Florida, which Declaration is recorded in OR Book 1444, Page 1779, Public Records of Highlands County, Florida, and which Declaration provides for the annexation of additional lands; and,

**WHEREAS**, on the 3rd day of June, 1999, Developer executed a First Amendment to Declaration of Restrictions for Lake June Pointe, which First Amendment was recorded in OR Book 1459, Page 799, Public Records of Highlands County, Florida, which Declaration corrected a scrivener's error in the name of the subdivision and amended Section 3.06 thereof; and,

**WHEREAS**, on the 3<sup>rd</sup> day of June, 1999, Developer executed a Second Amendment to Declaration of Restrictions for Lake June Pointe, which Second Amendment was recorded in OR Book 1459, Page 802, Public Records of Highlands County, Florida, which Declaration annexed Lake June Pointe, Phase Two; and,

**WHEREAS**, Developer and Owners wish to amend said Restrictions;

**NOW, THEREFORE**, in consideration of the foregoing, Developer and Owners hereby amend said Declaration as follows:

Article XI of the original Declaration of Restrictions for Lake June Pointe is hereby amended to read as follows:

**ARTICLE XI.  
SWFWMD**

(A) It shall be the responsibility of each property owner within the subdivision at the time

**\*\* OFFICIAL RECORDS \*\***  
**BK 1488 PG 1716**

of construction of a building, residence or structure, to comply with the construction plans approved and on file with the Southwest Florida Water Management District (SWFWMD) as part of the storm water management system for development of the subdivision pursuant to Chapter 40D-4, F.A.C.

(B) No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, upland conservation areas, drainage easements and conservation easements described in the recorded plat of the subdivision, unless prior approval is received from SWFWMD pursuant to Chapter 40D-1.

(C) No construction activities may be conducted relative to any portion of the surface water management system facilities. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the surface water management system facilities. No vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from SWFWMD. Construction and maintenance activities which are consistent with the design and permit conditions approved by SWFWMD in the Environmental Resource Permit may be conducted without specific written approval of SWFWMD.

(D) It is the Lot Owner's responsibility not to remove native vegetation (including cattails) that become established within any wet detention pond that may be abutting their property. Removal includes dredging, the application of herbicide and cutting. Lot owners should address any question regarding authorized activities within the wet detention pond to SWFWMD Permitting Division.

IN WITNESS WHEREOF, the undersigned, being the Developer and Owner herein, has hereunto set its hand and seal this 23rd day of February, 2000.

Signed in Presence of:

Stephen C. Booth  
Stephen C. Booth

Karen L. Olson  
Karen L. Olson

**LAKE JUNE PROPERTIES, INC.**  
a Florida corporation

Alton D. Rogers  
By Alton D. Rogers, President

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 23 day of FEB, 2000 by Alton D. Rogers, President of Lake June Properties, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.



**STEPHEN C. BOOTH**  
Notary Public State of Florida  
My Commission Exp. May 8, 2002  
Commission # CC 736690

Stephen C. Booth  
Notary Public

**\*\* OFFICIAL RECORDS \*\***  
**BK 1488 PG 1717**

**JOINDER OF THE ASSOCIATION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the President of LAKE JUNE POINTE PROPERTY OWNERS ASSOCIATION, INC., hereby consent to and join in on the foregoing Third Amendment to Declaration of Restrictions amending Article XI of said Restrictions.

IN WITNESS WHEREOF the undersigned has set his hand and seal this 23 day of FEB, 2000.

Signed in Presence of:

Karen L. Olson  
Karen L. Olson  
Stephen C. Booth  
Stephen C. Booth

**LAKE JUNE POINTE PROPERTY OWNERS  
ASSOCIATION, INC.**  
a Florida corporation

By Alton D. Rogers, President

By \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 23 day of January, 2000 by Alton D. Rogers and \_\_\_\_\_, respectively, of Lake June Pointe Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me.

Stephen C. Booth  
Notary Public



**STEPHEN C. BOOTH**  
Notary Public State of Florida  
M, Commission Exp. May 8, 2002  
Commission # CC 736690

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L. E. "Luke" Brooker, Clerk, Highlands County