



PREPARED BY AND RETURN TO  
WILLIAM N ASMA P A  
886 South Dillard St  
Winter Garden, FL 34787

## **SECOND AMENDMENT TO EASEMENT AGREEMENT**

THIS SECOND AMENDMENT TO EASEMENT AGREEMENT is made this 16th day of March 2005, by and between RIVERWOOD HOMEOWNERS ASSOCIATION, INC, hereinafter referred to as the "ASSOCIATION", representing the lot owners described below and ROBERT L. KAZAROS, 5389 Conroy Road, Orlando, FL 32811 hereinafter referred to as "Owner".

WHEREAS, Owner previously granted to the lot owners of the various lots within the development known as Riverwood Ranch a septic/drainage easement for the installation of drain fields and other improvements within a 150 foot wide strip of land described in the original Easement Agreement recorded on March 16, 2001 in OR Book 1413, Page 2377 of the Public Records of Citrus County.

WHEREAS the Owner and the Association modified the easement described above by Amendment recorded on August 2, 2001 in OR Book 1444, Page 36 of the Public Records of Citrus County.

WHEREAS, The Development of the Subdivision known as Riverwood Ranch is now complete with homes being constructed on a majority of the lots within the subdivision. The septic easement described above has been utilized by lots 19, 25, 26, 27, 28 and 30. The remaining lot owners who have built homes have elected to construct their septic systems and drain fields within the confines of their own respective lots and have not utilized said easement.

WHEREAS, the Owner and Association desire to amend the Easement Agreement a second time to add a sunset provision to the same for affecting all lots within the subdivision that have not utilized said easement for the installation of their septic systems and drain fields by a specific date and time.

NOW THEREFORE, in consideration of the premises, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Association and Owner hereby agree as follows:

1. The grant of easement described above shall terminate as to all lot owners within the subdivision who have not utilized the same for the construction of their septic systems and drain fields by January 1, 2008. This termination of easement shall not apply to the lot owners specified above who have utilized said easement and all others who elect to utilize the same on or before January 1, 2008.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written.

Signed, sealed and delivered  
in the presence of

Owner:

William N. Asma  
witness William N. Asma

Robert L. Kazaros  
Robert L. Kazaros,

Elizabeth Millan  
witness Elizabeth Millan

William N. Asma  
witness William N. Asma

Riverwood Ranch Homeowners Association, Inc.  
Riverwood Ranch Homeowners Association, Inc.

Elizabeth Millan  
witness Elizabeth Millan

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, the undersigned authority this 16 day of March, 2005 by \_\_\_\_\_ as \_\_\_\_\_, Robert L Kazaros individually. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

Elizabeth Millan  
NOTARY PUBLIC, STATE OF FLORIDA  
Elizabeth Millan

Elizabeth Millan  
My Commission DD157827  
Expires October 13, 2006

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, the undersigned authority this 16 day of March, 2005 by \_\_\_\_\_ as \_\_\_\_\_, Michael J. Seymour as President of Riverwood Ranch Homeowners Association, Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

Elizabeth Millan  
NOTARY PUBLIC, STATE OF FLORIDA  
Elizabeth Millan

Elizabeth Millan  
My Commission DD157827  
Expires October 13, 2006