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**CORRECTIVE AND SECOND  
AMENDMENT TO DECLARATION OF RESTRICTIONS  
FOR  
PINE RIDGE SUBDIVISION UNIT 3**

**THIS AMENDMENT** to the Declaration of Restrictions for Pine Ridge  
Subdivision made on the date hereinafter set forth by PINE RIDGE ESTATES by Citrus  
Hills, a Florida general partnership, a successor-developer of Deltona Corporation, and  
CLARK A. STILLWELL, TRUSTEE, a successor-developer of Deltona Corporation,  
hereinafter referred to collectively as "Declarant",

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STILLWELL, CLERK  
96 SEP 10 PM 3 39  
VERIFIED BY:  
D.C.

922738

REGISTER

**WITNESSETH:**

**WHEREAS**, Declarant, DELTONA CORPORATION, was the original developer  
of Pine Ridge Subdivision Unit 3 as recorded at Plat Book 8, Pages 51-67, inclusive,  
public records Citrus County, Florida, and as an incident to said subdivision caused to be  
recorded in the public records of Citrus County, Florida, a "Declaration of Restrictions",  
dated February 3, 1972, applicable to Pine Ridge Subdivision Unit 3; and

**WHEREAS**, CLARK A. STILLWELL, TRUSTEE and Pine Ridge Estates by  
Citrus Hills, Inc., respectively, are successor-developers as defined in Paragraphs 12.01 of  
the noted Declaration of Restrictions; and

**WHEREAS**, the Deltona Corporation and the noted successor-developers have the  
right to make reasonable amendments to the Declaration of Restrictions pursuant to  
Paragraph 11.01 of the Declarations of Restrictions for Pine Ridge Estates Unit 3; and

BK 1149PG0055

**WHEREAS**, Declarant desires to amend the above-described Declaration of Restrictions as recorded at Official Records Book 301, Pages 618-638 of the public records of Citrus County, Florida to provide that the lots described in Exhibit A attached hereto be released from the Declaration of Restrictions for Pine Ridge Subdivision Unit 3, more particularly the residential use restrictions contained therein at Paragraph 1.01 labeled "Use Restrictions"; and further allow for other certain identified lots identified herein to be used as drainage retention areas; and

**WHEREAS**, the parties hereto recognize that at the time of platting of Pine Ridge Subdivision Unit 3, County Road 491 upon which such subdivision fronts, was a rural road with limited traffic and that County Road 491 has now become a major commercial highway with the prospect of a four lane expansion in the near future; and

**WHEREAS**, the parties hereto recognize that the change in character of County Road 491 renders the property located in Pine Ridge Subdivision Unit 3 and fronting on County Road 491 useless for residential purposes; and

**WHEREAS**, the parties hereto wish to provide for an amendment to the deed restrictions for Pine Ridge Subdivision Unit 3 to provide that Lots 1, 2, 3 and 4, Block 308 and Lots 4-5 of Block 309, Pine Ridge Subdivision Unit 3 be re-classified for commercial use and a portion of Lot 1 or Lot 2 of Block 312 be classified as a drainage retention area and that Lots 7 and 8, Block 311 be classified as a drainage retention area and not subject to the residential use restrictions contained within the Declaration of

BK 1149PG0056

Restrictions for Pine Ridge Subdivision Unit 3 and all amendments thereto; and

**WHEREAS**, the total acreage of the land to be released from deed restrictions is less than one-half of one percent (1/2 of 1%) of the total land incorporated within Pine Ridge Subdivision Unit 3 and the release of the "use restriction" for the lots contemplated does not represent a material change in the character of the subdivision;

**WHEREAS**, the Declarant finds said amendments to the Declaration of Restrictions is not unreasonable nor will such materially affect the nature and character of the subdivision;

**WHEREAS**, the parties hereto have previously amended the referenced deed restrictions on May 15, 1989, by the certain instrument recorded at Official Record Book 815, Pages 1897-1902 of the Public Records of Citrus County, Florida;

**WHEREAS**, pursuant to the prior referenced amendment, Lot 4 of Block 308, Pine Ridge Estates Subdivision, Unit 3, Plat Book 8, Pages 51-67, Public Records of Citrus County, Florida has been developed in accord with said amendment to the Pine Ridge deed restrictions;

**WHEREAS**, the parties desire to correct certain scrivener errors in the prior agreement;

**WHEREAS**, the parties desire to amend the legal description to add Lot 4, Block 309, of the Pine Ridge Subdivision, as described in Plat Book 8, Pages 51-67 of the Public Records of the Citrus County, Florida as said lot is similarly impacted as the other

BK 1149PG0057

described lots and the addition of said lot such allows for greater open space and buffering by any development on said Lots 4-5, Block 309;

**NOW, THEREFORE**, Declarant hereby declares that the Declaration of Covenants, Conditions and Restrictions for Pine Ridge Subdivision Unit 3 shall be amended as follows:

1. That Lots 1-4, Block 308 and Lots 4-5, Block 309 of Pine Ridge Estates Subdivision, Unit 3 as described at Plat Book 8, Pages 51-67 of the public records of Citrus County, Florida are by this Amendment released of Paragraph 1.01, labeled "Use Restrictions" of the Declaration of Restrictions and shall be authorized for commercial uses. Said commercial uses to be in the nature of office, professional, financial/banks and other like or similar commercial uses.

2. Lots 4-5, Block 309 of Pine Ridge Estates Subdivision, Units 3, Plat Book 8, Pages 51-67, are restricted to a total 60,000 square feet of commercial use.

3. That Lot 1 or Lot 2, Block 312 and Lots 7 and 8, Block 311 of Pine Ridge Estates Subdivision, Unit 3 as described at Plat Book 8, Pages 51-67 of the public records of Citrus County, Florida are by this Amendment released of Paragraph 1.01, labeled "Use Restrictions" of the Declaration of Restrictions and shall be authorized for use as drainage retention areas.

All other provisions of the Declaration of Restrictions for Pine Ridge Subdivision Unit 3 as previously amended shall remain in full force and effect as if fully set forth

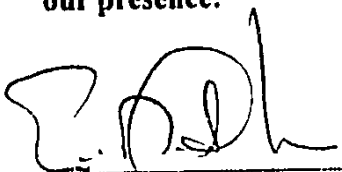
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herein.

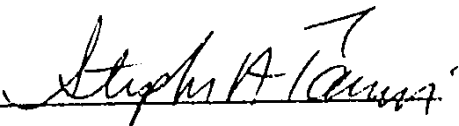
THIS IS A CORRECTIVE AMENDMENT TO DECLARATION OF RESTRICTIONS FOR PINERIDGE SUBDIVISION, UNIT THREE AND IS BEING RECORDED TO CORRECT A SCRIVENORS ERROR IN THE ORIGINAL FILING. SPECIFICALLY, THE REFERENCE IN THE PRIOR LIKE FILING AT O.R. BOOK 815, PAGES 1897-1902, REFERENCES THROUGHOUT UNIT 2 OF PINE RIDGE, HOWEVER, AT ALL TIMES THE INTENT OF THE MAKERS TO SUCH AMENDMENT WAS THAT THE LOTS IN ISSUE WERE WITH PINE RIDGE UNIT 3 AS DESCRIBED AT PLAT BOOK 8, PAGES 51-67, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. THIS INSTRUMENT CORRECTS SAME AND SHOULD BE CONSTRUED NUNC PRO TUNC TO THE DATE OF RECORDING OF THE ORIGINAL INSTRUMENT ON MAY 15, 1989 AS TO THESE MATTERS.

Signed, sealed and delivered in our presence:

PINE RIDGE ESTATES BY CITRUS HILLS, a Florida General Partnership

  
\_\_\_\_\_

Witness

By: 

Date: 9/4/96

  
\_\_\_\_\_

Witness

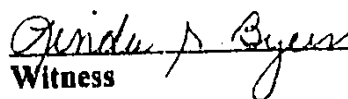
CLARK A. STILLWELL, TRUSTEE

  
\_\_\_\_\_

Witness

By:   
\_\_\_\_\_

Date: 8/30/96

  
\_\_\_\_\_

Witness

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STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me on this 4<sup>th</sup> day of September, 1996, by Stephen A. Tanco's, Amth Acc of, who is personally known by me/~~produced a drivers license~~ and who did take an oath.



ERIC D ABEL  
My Commission CC430848  
Expires Feb 19 1999  
Bonded by ANB  
800 652 5878

NOTARY PUBLIC

Printed Name: ERIC D. ABEL

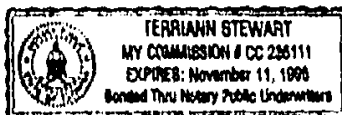
STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me on this 3<sup>rd</sup> day of August, 1996, by CLARK A. STILLWELL, TRUSTEE, who is personally known by me/~~produced a drivers license~~ and who did take an oath.

NOTARY PUBLIC

Printed Name: \_\_\_\_\_

PineRidge/Restrict.829  
CAS/ts



The legality of witness typing or printing unnecessary in this document when received.