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BK 1188 PG 1287

**AMENDMENT TO DECLARATION OF COVENANTS  
RESTRICTIONS AND EASEMENTS FOR  
CLEARVIEW ESTATES OF CITRUS HILLS**

Recorded in O.R. Book 730, Pages 0386 - 0407, et al.,  
of the Public Records of Citrus County, Florida

WHEREAS, Citrus Hills Investment Properties, a General Partnership, is the developer of Clearview Estates subdivision, which properties are duly platted of record in Citrus County, Florida, and;

WHEREAS, Citrus Hills Investment Properties has previously caused to be recorded a Declaration of Covenants, Restrictions and Easements for the subdivision in the Public Records of Citrus County, Florida, in O.R. Book 730, Pages 0386 through 0407, inclusive, and as amended from time to time, and;

WHEREAS, Citrus Hills Investment Properties, the Declarant herein desires to amend Article II, Section 1 of the Declaration of Covenants, Conditions, Restrictions and Easements to update the property subject to these Restrictions; and,

WHEREAS, Citrus Hills Investment Properties, the Declarant herein does hold title to more than ten percent (10%) of the lots, as required by Section 5 of Article X of the Declaration of Covenants, Conditions, Restrictions and Easements for Clearview Estates.

NOW THEREFORE, Citrus Hills Investment Properties, by and through its Authorized Agents, does hereby amend Article II, Section 1, of the Declaration of Covenants, Restrictions and Easements for Clearview Estates of Citrus Hills, to add and subject the following described property to said Declaration:

See "Exhibit A," attached hereto.

IN WITNESS WHEREOF, Citrus Hills Investment Properties, a Florida general partnership, has hereunto set its hand this 6th day of June, 1997.

Citrus Hills Investment Properties,  
a Florida general partnership

By:

Stephen A. Tamposi  
Stephen A. Tamposi  
Authorized Agent

Witness

Kristen M. Bruce  
Witness

[SIGNATURES AND NOTARY CONTINUED ON NEXT PAGE]

[Signature]  
Witness  
Kristen M. Dreyer  
Witness

By: [Signature]  
John E. Pastor  
Authorized Agent

BK1188PC1288

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me personally appeared Stephen A. Tamposi and John E. Pastor, as Authorized Agents of Citrus Hills Investment Properties, both of whom are personally known to me.

WITNESS my hand and official seal, this 6th day of June, A.D. 1997.

[Signature]  
Notary Public LISA M. BAZEMORE



LISA M BAZEMORE  
My Commission CC334351  
Expires Dec. 08, 1997  
Bonded by HAI  
800-422-1555

This instrument prepared by,  
and should be returned to:  
Eric D. Abel, General Counsel  
Citrus Hills Investment Properties  
2450 N. Citrus Hills Blvd.  
Hernando, FL 34442

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FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
CLERK  
97 JUN 6 PM 3 15  
VERIFIED BY:  
[Signature]  
D.C.

001



BK 1188 PG 1289

March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 1 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Begin at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $08^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 155.28 feet to a point (chord bearing and distance between said points being  $S 04^{\circ}05'16'' E 155.14$  feet), thence  $S 81^{\circ}45'25'' W 300.42$  feet to a point on a curve, concave Easterly, having a central angle of  $05^{\circ}45'06''$  and a radius of 1975.00 feet, said point also being on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 198.26 feet to the SW corner of said Lot 7, Block 16 (chord bearing and distance between said points being  $N 03^{\circ}26'42'' W 198.18$  feet), thence East along the South line of said Lot 7, Block 16 a distance of 298.42 feet to the Point of Beginning.

Subject to a 10 foot wide utility easement along the South line of Lot 1.

640 East Highway 44 • Crystal River, FL 34420-4399

tel: 352-795-8551 fax: 352-583-1530

An Equal Opportunity Employer

"EXHIBIT A"  
Page 1 of 10

printing unsatisfactory in the  
document when received.



BK 1188 PG 1290

March 18, 1997

Job No: 77464

Legal description for  
 Citrus Hills Investment  
 Properties of Lot 2 in a Minor  
 Subdivision in Section 4,  
 Township 19 South, Range 19 East,  
 Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $08^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 155.14 feet to the Point of Beginning (chord bearing and distance between said points being  $S\ 04^{\circ}05'16''\ E\ 155.14\ feet$ ), thence continue Southeasterly along the arc of said curve a distance of 18.68 feet to the P.T. of said curve (chord bearing and distance between said points being  $S\ 08^{\circ}44'35''\ E\ 18.68\ feet$ ), thence  $S\ 09^{\circ}14'35''\ E\ 77.08\ feet$  to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly along the arc of said curve a distance of 113.89 feet to a point (chord bearing and distance between said points being  $S\ 07^{\circ}53'57''\ E\ 113.88\ feet$ ), thence  $S\ 83^{\circ}26'41''\ W\ 302.72\ feet$  to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 41.42 feet to the P.T. of said curve, (chord bearing and distance between said points being  $N\ 07^{\circ}06'50''\ W\ 41.42\ feet$ ), said point also being the P.C. of a curve, concave Southeasterly, having a central angle of  $97^{\circ}42'21''$  and a radius of 25.00 feet, thence Northeasterly along the arc of said curve a distance of 42.63 feet to a point (chord bearing and distance between said points being  $N\ 41^{\circ}08'50''\ E\ 37.65\ feet$ ), thence  $N\ 16^{\circ}44'39''\ W\ 52.21\ feet$  to a point on a curve, concave Northeasterly, having a central angle of  $81^{\circ}58'35''$  and a radius of 25.00 feet, thence Northwesterly along the arc of said curve a distance of 35.77 feet to the P.T. of said curve (chord bearing and distance between said points being  $N\ 49^{\circ}00'42''\ W\ 32.80\ feet$ ), said point being the P.C. of a curve, concave Easterly, having a central angle of  $07^{\circ}26'36''$  and a radius of 1975.00 feet, said point also being on said East right-of-way line, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 58.27 feet to a point (chord bearing and distance between said points being  $N\ 07^{\circ}09'58''\ W\ 58.27\ feet$ ), thence  $N\ 81^{\circ}45'25''\ E\ 300.42\ feet$  to the Point of Beginning.

Subject to a 10 foot wide utility easement along the North line of Lot 2.



BK1188PG1291

March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 3 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S\ 04^{\circ}35'16''\ E\ 173.77$  feet), thence  $S\ 09^{\circ}14'35''\ E\ 77.03$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly along the arc of said curve a distance of 113.89 feet to the Point of Beginning (chord bearing and distance between said points being  $S\ 07^{\circ}53'57''\ E\ 113.88$  feet), thence continue Southeasterly along the arc of said curve a distance of 164.51 feet to a point (chord bearing and distance between said points being  $S\ 04^{\circ}36'51''\ E\ 164.48$  feet), thence  $S\ 87^{\circ}19'38''\ W\ 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}25'03''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point (chord bearing and distance between said points being  $N\ 04^{\circ}36'51''\ W\ 143.97$  feet), thence  $N\ 83^{\circ}26'41''\ E\ 302.72$  feet to the Point of Beginning.



BK 1188 PG 1292

March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 4 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet; thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet) thence  $S 09^{\circ}14'35'' E 77.03$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 278.40 feet to the Point of Beginning ( chord bearing and distance between said points being  $S 05^{\circ}57'28'' E 278.24$  feet ), thence continue Southwesterly along the arc of said curve a distance of 164.51 feet to a point ( chord bearing and distance between said points being  $S 00^{\circ}43'54'' E 164.48$  feet ), thence  $N 88^{\circ}47'25'' W 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point ( chord bearing and distance between said points being  $N 00^{\circ}43'54'' W 143.97$  feet ), thence  $N 87^{\circ}19'38'' E 302.72$  feet to the Point of Beginning.



BK 1188 PG 1293

March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 5 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet), thence  $S 09^{\circ}14'35'' E 77.08$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 442.91 feet to the Point of Beginning (chord bearing and distance between said points being  $S 04^{\circ}01'00'' E 442.29$  feet), thence continue Southwesterly along the arc of said curve a distance of 164.51 feet to a point (chord bearing and distance between said points being  $S 03^{\circ}09'03'' W 164.48$  feet), thence  $N 34^{\circ}54'28'' W 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point (chord bearing and distance between said points being  $N 03^{\circ}09'03'' E 143.97$  feet), thence  $S 88^{\circ}47'25'' E 302.72$  feet to the Point of Beginning.



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March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 6 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet), thence  $S 09^{\circ}14'35'' E 77.08$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 607.42 feet to the Point of Beginning ( chord bearing and distance between said points being  $S 02^{\circ}04'31'' E 605.83$  feet ), thence continue Southwesterly along the arc of said curve a distance of 164.51 feet to a point ( chord bearing and distance between said points being  $S 07^{\circ}02'00'' W 164.48$  feet ), thence  $N 81^{\circ}01'31'' W 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point ( chord bearing and distance between said points being  $N 07^{\circ}02'00'' E 143.97$  feet ), thence  $S 84^{\circ}54'28'' E 302.72$  feet to the Point of Beginning.



BK 1188 PG 1295

March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 7 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet), thence  $S 09^{\circ}14'35'' E 77.08$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 771.93 feet to the Point of Beginning ( chord bearing and distance between said points being  $S 00^{\circ}08'03'' E 768.67$  feet ), thence continue Southwesterly along the arc of said curve a distance of 164.51 feet to a point ( chord bearing and distance between said points being  $S 10^{\circ}54'57'' W 164.48$  feet ), thence  $N 77^{\circ}08'34'' W 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point ( chord bearing and distance between said points being  $N 10^{\circ}54'57'' E 143.97$  feet ), thence  $S 81^{\circ}01'31'' E 302.72$  feet to the Point of Beginning.



BK 1188PG 1296

March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 8 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet), thence  $S 09^{\circ}14'35'' E 77.08$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 936.44 feet to the Point of Beginning (chord bearing and distance between said points being  $S 01^{\circ}48'25'' W 930.63$  feet), thence continue Southwesterly along the arc of said curve a distance of 164.51 feet to a point (chord bearing and distance between said points being  $S 14^{\circ}47'54'' W 164.48$  feet), thence  $N 73^{\circ}15'37'' W 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point (chord bearing and distance between said points being  $N 14^{\circ}47'54'' E 143.97$  feet), thence  $S 77^{\circ}05'34'' E 302.72$  feet to the Point of Beginning.



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March 18, 1997

Job No: 77464

Legal description for  
Citrus Hills Investment  
Properties of Lot 9 in a Minor  
Subdivision in Section 4,  
Township 19 South, Range 19 East,  
Citrus County, Florida

Commence at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet), thence  $S 09^{\circ}14'35'' E 77.08$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 1100.95 feet to the Point of Beginning ( chord bearing and distance between said points being  $S 03^{\circ}44'54'' W 1091.53$  feet ), thence continue Southwesterly along the arc of said curve a distance of 164.51 feet to a point ( chord bearing and distance between said points being  $S 18^{\circ}40'51'' W 164.48$  feet ), thence  $N 69^{\circ}22'40'' W 302.72$  feet to a point on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 144.00 feet to a point ( chord bearing and distance between said points being  $N 18^{\circ}40'51'' E 143.97$  feet ), thence  $S 73^{\circ}15'37'' E 302.72$  feet to the Point of Beginning.



BK 1188 PG 1298

March 18, 1997

Job No: 77464

Legal description for  
 Citrus Hills Investment  
 Properties of Lot 10 in a Minor  
 Subdivision in Section 4,  
 Township 19 South, Range 19 East,  
 Citrus County, Florida

Begin at the SE corner of Lot 7, Block 16, Clearview Estates Second Addition, as recorded in Plat Book 15, Pages 3 - 12, Public Records of Citrus County, Florida, said point being the P.C. of a curve, concave Easterly, having a central angle of  $09^{\circ}18'39''$  and a radius of 1070.53 feet, thence Southeasterly along the arc of said curve a distance of 173.96 feet to the P.T. of said curve, (chord bearing and distance between said points being  $S 04^{\circ}35'16'' E 173.77$  feet), thence  $S 09^{\circ}14'35'' E 77.08$  feet to the P.C. of a curve, concave Westerly, having a central angle of  $30^{\circ}00'00''$  and a radius of 2427.72 feet, thence Southeasterly and Southwesterly along the arc of said curve a distance of 1265.46 feet to the Point of Beginning ( chord bearing and distance between said points being  $S 05^{\circ}41'23'' W 1251.17$  feet ), thence continue Southwesterly along the arc of said curve a distance of 5.71 feet to the end of said curve ( chord bearing and distance between said points being  $S 20^{\circ}41'22'' W 5.71$  feet ), thence  $S 20^{\circ}45'33'' W 150.84$  feet to the most Easterly corner of Lot 37, Block 19 as shown on said plat, thence  $N 64^{\circ}16'13'' W$  along the Northeasterly line of said Lot 37 a distance of 309.38 feet to the most Northerly corner of said Lot 37, said point being on the East right-of-way line of North Spend-A-Buck Drive as shown on said plat, said point also being on a curve, concave Northwesterly, having a central angle of  $05^{\circ}00'00''$  and a radius of 1425.00 feet, thence Northeasterly along the arc of said curve and along said East right-of-way line a distance of 124.35 feet to the P.T. of said curve, (chord bearing and distance between said points being  $N 23^{\circ}13'47'' E 124.32$  feet), said point being the P.C. of a curve, concave Westerly, having a central angle of  $28^{\circ}26'08''$  and a radius of 2125.00 feet, thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 5.00 feet to a point ( chord bearing and distance between said points being  $N 20^{\circ}41'22'' E 5.00$  feet ), thence  $S 69^{\circ}22'40'' E 302.72$  feet to the Point of Beginning.