

FILED & RECORDED
CITRUS COUNTY Florida
BETTY SUGLER, CLERK

1122931

VERIFIED BY:

KAC D.C.

RESTRICTIVE COVENANTS'
AMENDMENTS FOR
CRYSTAL HILLS MINI FARMS - UNIT IV
PROPERTY OWNER'S ASSOCIATION, INC.

THESE AMENDMENTS WERE ADOPTED BY THE AFFIRMATIVE VOTE OF THE MAJORITY OF
THE MEMBERSHIP AT THE ANNUAL MEETING OF THE MEMBERSHIP ON NOVEMBER 13, 1999.

AMENDMENT #1: { *Concerns Modular Housing* } The residence on all improved
parcels must be constructed utilizing conventional on-site building
methods. Manufactured housing (mobile homes) and Modular
housing (Department of Community Affairs Insignia) are prohibited.

AMENDMENT #2: { *Concerns Driveway Aprons* } All dwellings, both new and
existing, must have a concrete driveway apron, which extends from
the roadway to the property line, on ALL driveway connections,
both primary and secondary, to the association's roadway. *Any and*
all expenses to repair the road edge, including legal fees if necessary,
shall be the responsibility of the property owner.
Said driveway apron/s shall not interfere with the drainage of the
right-of-way and be constructed, at a minimum, to Citrus County
criteria concerning width, swales/culverts and flares.

AMENDMENT #5: { *Elaborates on right-of-way drainage/maintenance* } During
all phases of construction the drainage flow of the right-of-way
fronting the property being improved must be maintained in a
manner not to inhibit proper drainage. After construction the
right-of-way must be restored to a condition as good as, if not
better than, its original condition. It is the property owner of
record's responsibility to ensure this is complied with.

AMENDMENT #6: { *This is a two part amendment that provides for a tree buffer zone,
and/or a tree preservation restriction* }
Part One: A buffer zone consisting of the natural existing living trees
must be maintained for a width of fifteen (15) feet from the
property's side and rear lot lines. Exceptions to this will be pie
shaped and irregular shaped lots. In these cases the width of the
buffer may be decreased depending on the situation and as
approved by the Review Committee.

Part Two: All living trees with an average trunk diameter of 12
inches, measured at a point 24 inches above existing grade, must be
preserved. Exceptions to this restriction will be Pine and two
varieties of oak known as Jack and Turkey oaks. (scrub oaks)
This Part will not apply to the footprint of the proposed residence/
outbuildings nor to the area surrounding them outward a distance
of 20 feet.

Swimming pools will be considered part of the footprint.

In no case may this 20 foot area decrease the required 15 foot buffer
zone of Part One.

Areas necessary for proper septic system installations are exempt
from this part if reasonably placed.

The P.O.A.'s Review Committee will review all construction and
site plans prior to county permitting to ensure compliance with this
Part.

NOTARY SEAL AND SIGNATURES ON PAGE TWO-->

PAGE ONE OF TWO

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RESTRICTIVE COVENANTS' AMENDMENTS FOR CRYSTAL HILLS MINI FARMS-UNIT IV
PROPERTY OWNER'S ASSOCIATION, INC. (CONTINUED)

WITNESS THEIR HAND AND SEAL, THIS 23rd DAY OF March, 2000.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CRYSTAL HILLS MINI FARMS- UNIT IV
PROPERTY OWNER'S ASSOCIATION, INC.

Linda M. Harnage
Printed Name: LINDA M. HARNAGE

Deborah L. McLaughlin
President
Printed Name: Deborah L. McLaughlin

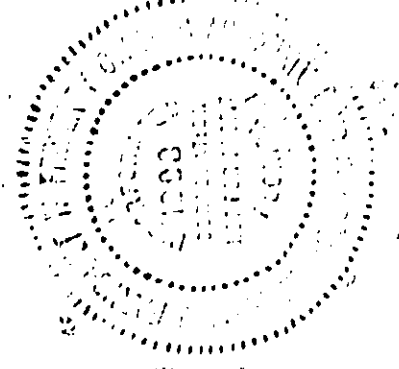
Susan L. Shaw
Printed Name: Susan L. Shaw

Linda M. Harnage
Printed Name: LINDA M. HARNAGE

June A. Hinds
Secretary/Treasurer
Printed Name: June A. Hinds

Susan L. Shaw
Printed Name: Susan L. Shaw

CORPORATE SEAL

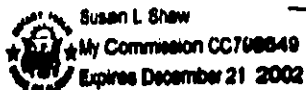


STATE OF FLORIDA
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2000,

BY Deborah L. McLaughlin AND June A. Hinds WHO ARE THE
PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, OF CRYSTAL HILLS MINI FARMS - UNIT IV
PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, WHO EXECUTES
THE SAME ON BEHALF OF THE CORPORATION AND WHO ARE PERSONALLY KNOWN TO ME (OR)
WHO PRODUCED THEIR valid FL Drivers License AND valid FL Drivers License AS
IDENTIFICATION.

(SEAL)



NOTARY PUBLIC

PRINTED NAME OF NOTARY