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FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1218232

VERIFIED BY:
RF D.C.

AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL
RECORDS BOOK 1055, PAGES 1789, *ET SEQ.*,
OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

WHEREAS, Hampton Hills, a Florida general partnership is the developer of certain properties, commonly referred to as "Windward Village," and other various properties made, or to be made, subject to the Declaration of Covenants, Conditions, Restrictions and Easements for Windward Village, recorded at O.R. Book 1055, Pages 1789, *et seq.*, (herein "Declaration") which properties are duly of record in Citrus County, Florida;

WHEREAS, Hampton Hills, the Declarant herein, desires to amend the Declaration, by amending the Articles, Sections, paragraphs, and subparagraphs as shown below;

WHEREAS, Hampton Hills, the Declarant herein, has title to sufficient property as required by Section 1, of Article VIII of the Declaration;

NOW THEREFORE, Hampton Hills, by and through its authorized agents does hereby amend and restate all of Article VII, Section 3, paragraph (b), to read as follows:

(b) No structure, including swimming pools and/or pool enclosures shall be built or placed nearer than 25 feet from the front lot line, 20 feet from the rear lot line, 8 feet from the side lot line, and 20 feet from the street line of any corner lot. Provided, however, the setbacks shall be 20 feet from the front lot line, 5 feet from the side lot line, 5 feet from the rear lot line, and 20 feet from the street line of any corner lot, for only the following Lots:

Lots 1 through 30, HILLSIDE subdivision, as recorded in Plat Book 16, Pages 26 through 28, Public Records of Citrus County, Florida;

Lots 1 through 9 of Block A, Lots 1 through 13 of Block B, Lots 1 through 13 of Block C, and Lots 1 through 57 of Block D, all of HILLSIDE SOUTH subdivision, as recorded in Plat Book 16, Pages 56 through 62, Public Records of Citrus County, Florida;

Lots 1 through 55, of HILLSIDE SOUTH FIRST ADDITION subdivision, as recorded in Plat Book 16, Pages 117 through 118, Public Records of Citrus County, Florida;

Lots 1 through 74, WOODSIDE UNIT 1 subdivision, as recorded in Plat Book 17, Pages 13 through 15, Public Records of Citrus County, Florida; Lots 1 through 5, HILLSIDE SOUTH SECOND ADDITION subdivision, as recorded in Plat Book 17, Pages 20 through 21, Public Records of Citrus County, Florida.

AND THEREFORE, Hampton Hills, by and through its authorized agents does hereby amend and restate all of Article VII, Section 3, paragraph (d), to read as follows:

(d) Notwithstanding the foregoing paragraph, the minimum area of Living Space shall be 1,700 square feet upon the following Lots:

Lots 1 through 30, HILLSIDE subdivision, as recorded in Plat Book 16, Pages 26 through 28, Public Records of Citrus County, Florida;

Lots 1 through 9 of Block A, Lots 1 through 13 of Block B, Lots 1 through 13 of Block C, and Lots 1 through 57 of Block D, all of HILLSIDE SOUTH subdivision, as recorded in Plat Book 16, Pages 56 through 62, Public Records of Citrus County, Florida;

Lots 1 through 55, of HILLSIDE SOUTH FIRST ADDITION subdivision, as recorded in Plat Book 16, Pages 117 through 118, Public Records of Citrus County, Florida;

Lots 1 through 74, WOODSIDE UNIT 1 subdivision, as recorded in Plat Book 17, Pages 13 through 15, Public Records of Citrus County, Florida; Lots 1 through 5, HILLSIDE SOUTH SECOND ADDITION subdivision, as recorded in Plat Book 17, Pages 20 through 21, Public Records of Citrus County, Florida.

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AND THEREFORE, Hampton Hills, by and through its authorized agents does hereby amend and restate all of Article VII, Section 8, to read as follows:

Section 8. Easements. Easements for installation and maintenance of utilities and for ingress and egress are reserved as shown on the recorded plat of the properties. Public and private utility companies servicing the properties shall have perpetual easements for the installation and maintenance of water lines, sprinkler lines, sanitary sewers, storm drains, gas lines, electric and telephone lines, cable and conduits, television cables and conduits under, over and through such portions of any Lot or other Parcel. An easement is hereby reserved unto the Declarant over the front sixteen (16) feet and over the side and rear eight (8) feet of each platted Lot for utility installation and maintenance where an easement has not previously been established by the Declaration on the plat of the properties. Provided, however, such reservations unto the Declarant shall only be over the front ten (10) feet of each of the following platted Lots:

Lots 1 through 30, HILLSIDE subdivision, as recorded in Plat Book 16, Pages 26 through 28, Public Records of Citrus County, Florida;

Lots 1 through 9 of Block A, Lots 1 through 13 of Block B, Lots 1 through 13 of Block C, and Lots 1 through 57 of Block D, all of HILLSIDE SOUTH subdivision, as recorded in Plat Book 16, Pages 56 through 62, Public Records of Citrus County, Florida;

Lots 1 through 55, of HILLSIDE SOUTH FIRST ADDITION subdivision, as recorded in Plat Book 16, Pages 117 through 118, Public Records of Citrus County, Florida;

Lots 1 through 74, WOODSIDE UNIT 1 subdivision, as recorded in Plat Book 17, Pages 13 through 15, Public Records of Citrus County, Florida; Lots 1 through 5, HILLSIDE SOUTH SECOND ADDITION subdivision, as recorded in Plat Book 17, Pages 20 through 21, Public Records of Citrus County, Florida.

AND THEREFORE, Hampton Hills, by and through its authorized agents, does hereby amend and restate all of Article VII, Section 15, to read as follows:

Citrus Hills Construction Company, and/or its express designees, if any (herein "CHCC"), shall be the exclusive residential contractor, or builder, upon the following Lots:

Lots number 1 through 30, HILLSIDE subdivision, as recorded in Plat Book 16, Pages 26 through 28, Public Records of Citrus County, Florida;

Lots 1 through 9 of Block A, Lots 1 through 13 of Block B, Lots 1 through 13 of Block C, and Lots 1 through 57 of Block D, all of HILLSIDE SOUTH subdivision, as recorded in Plat Book 16, Pages 56 through 62, Public Records of Citrus County, Florida;

Lots 1 through 55, of HILLSIDE SOUTH FIRST ADDITION subdivision, as recorded in Plat Book 16, Pages 117 through 118, Public Records of Citrus County, Florida;

Lots 1 through 74, WOODSIDE UNIT 1 subdivision, as recorded in Plat Book 17, Pages 13 through 15, Public Records of Citrus County, Florida; Lots 1 through 5, HILLSIDE SOUTH SECOND ADDITION subdivision, as recorded in Plat Book 17, Pages 20 through 21, Public Records of Citrus County, Florida.

No Dwelling Unit may be constructed upon any of such Lots unless constructed by CHCC.

AND THEREFORE, Hampton Hills, by and through its authorized agents, does hereby amend "Exhibit A" of the Declaration of Covenants recorded at O.R. Book 1055, Pages 1789, *et seq.*, to add the property described as follows:

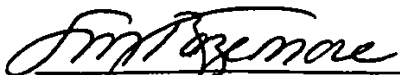
Lots 1 through 5, HILLSIDE SOUTH SECOND ADDITION subdivision, as recorded in Plat Book 17, Pages 20 through 21, Public Records of Citrus County, Florida.


In all other respects the restrictions are confirmed by the Declarant, Hampton Hills.

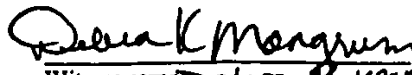
IN WITNESS WHEREOF, Hampton Hills, a Florida general partnership, has hereunto set its hand this 20 day of AUGUST, 2001.

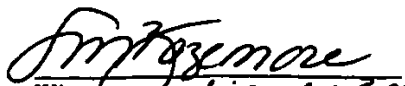
Witnesses as to both:

Hampton Hills,
a Florida general partnership

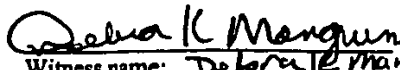

Witness name: LISA M. BAZEMORE

By: 
Stephen A. Tamposi, Authorized Agent


Witness name: Debra K. Mangrum


Witness name: LISA M. BAZEMORE

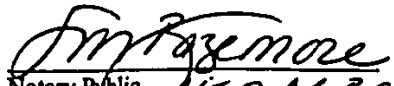
By: 
John E. Pastor, Authorized Agent

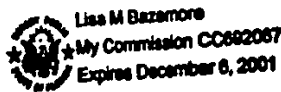

Witness name: Debra K. Mangrum

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared Stephen A. Tamposi and John E. Pastor, as Authorized Agents of Hampton Hills, a Florida general partnership, to me well known and personally known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed, and who did take an oath.

WITNESS my hand and official seal, this 20 day of AUGUST, 2001


Notary Public LISA M. BAZEMORE



This instrument prepared by: Eric D. Abel, General Counsel, Hampton Hills, 2476 N. Essex Ave., Hernando, FL 34442