

1700/pc

AMENDMENT TO RESTRICTIONS  
RECORDED IN O.R. BOOK 593, PAGES 2107 THROUGH 2126  
OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

WHEREAS, Citrus Hills Investment Properties, a General Partnership, is the developer of Citrus Hills First and Second Addition Subdivision which properties are duly platted of record in Citrus County, Florida, and;

WHEREAS, Citrus Hills Investment Properties has previously caused to be recorded Restrictions in the Public Records of Citrus County in O.R. Book 593, Pages 2107 through 2126, inclusive; and amendments to said restrictions recorded in O.R. Book 607, Page 637; O.R. Book 614, Page 964; O.R. Book 628, Page 1757 and OR Book 646, Pages 1955 and 1956, and;

WHEREAS, the lots described on Exhibit "A" attached hereto will be the subject of a rezoning application to the Board of County Commissioners of Citrus County to allow the construction of 96 villas or residential units, and;

WHEREAS, the Architectural Control Board has reviewed the proposed land use plan for these properties and deems it consistent with the overall plan of development and will serve to protect the values of the properties which are the subject of these Covenants and Restrictions, and;

WHEREAS, the present restrictive covenants limit the one acre platted lots for single family development and the proposed land use plan will rezone the lots described on Exhibit "A" hereto for multi family use and increase the density of the potential residential units from 48 residential units to 96 residential units, however the land use plan will retain sufficient open area to compliment overall development as well as establish a transitional zone between the commercial property and the residential properties which adjoin the lots described on Exhibit "A" hereto.

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RETURN TO  
Crystal River Title Co.

Judy Hudson 1/25/85

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WHEREAS, Citrus Hills Investment Properties, the declarant herein does hold title to substantially more than 10% of the lots, as required by Section 5 of Article X of the Declaration of Covenants, Conditions, Restrictions and Easements for Citrus Hills First and Second Addition, in fact holds title to more than 75% of the residential lots.

NOW THEREFORE, Section 4 of Article VIII is amended to read as follows:

For residential lots in Blocks 16 through 25 and 36 through 75, including 52A and 53A, no Residential Structure unit shall be constructed which contains less than 1,280 square feet of living area.

For residential lots in Blocks 28 through 35, no Residential Structure unit shall be constructed which contains less than 1,500 square feet of living area.

For residential lots in Blocks 14 and 15, no Residential Structure unit shall be constructed which contains less than 900 square feet of living area whether constructed on a particular lot or as part of a PDMR zone created pursuant to Citrus County zoning ordinances.

For residential lots in Blocks 26 and 27, no Residential Structure unit shall be constructed which contains less than 900 square feet of living area.

WHEREAS, as the result of the construction of a golf course in Blocks 28 through 35, it is also necessary to dedicated additional properties to such use and to create additional easements, Article VIII is amended to include a new Section 8 which shall read as follows:

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There is hereby dedicated for golf course use the following properties: The South 1/2 of Lots 29, 31, and 33 of Block 35. The North 1/2 of Lots 30, 32 and 36 of Block 35. In addition to these properties which are dedicated for golf course use, an easement 25 feet in width is reserved along the Southerly boundary of the North 1/2 of Lots 29, 31, and 33 of Block 35; and an easement 25 feet in width is retained along with Northerly side of the South 1/2 of Lots 30, 32 and 36 of Block 35.

These easements are retained for the purpose of drainage installation and the maintenance of utilities and landscaping for the golf course. Within these easements no structure or other material shall be placed or permitted that will interfere with the maintenance of utilities. No obstacles may be placed in said easement by lot owners to prevent the play of golfers on the golf course.

IN ADDITION to the foregoing dedication of additional properties for golf course use and the reservation of easements, additional easements for golf cart paths are reserved as follows:

A 5' easement is reserved along the East side of the North 1/2 of Lot 5 Block 28 and an easement 5' in width is reserved along with West side of the North 1/2 of Lot 7 Block 28.

Also an easement for golf course paths is reserved along the West side of the North 1/2 of Lot 27

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Block 35 and a 5' easement for golf course paths is reserved along the East side of the North 1/2 of Lot 39, Block 35, all of which are located in Citrus Hills First Addition.

In all other respects the Restrictions are confirmed by the Declarant, Citrus Hills Investment Properties.

IN WITNESS WHEREOF, Citrus Hills Investment Properties, a General Partnership, has hereunto set its hand this 18<sup>th</sup> day of January, 1985.

WITNESSES:

*[Handwritten signatures of witnesses]*

CITRUS HILLS INVESTMENT PROPERTIES, a general partnership

BY:

*[Signature of Gerald Q. Nash]*  
Gerald Q. Nash

BY:

*[Signature of Samuel A. Tamposi]*  
Samuel A. Tamposi

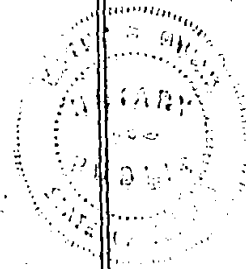
Managing Partners

STATE OF  
COUNTY OF

I certify that on this day before me, an officer duly authorized in the state and county above named to take acknowledgements, personally appeared Gerald Q. Nash and Samuel A. Tamposi, known to me to be the persons described in and who executed the foregoing instrument as Managing Partners of Citrus Hills Investment Properties, a general partnership. They acknowledged before me that they executed the instrument as the act and deed of the partnership for the uses and purposes therein mentioned.

WITNESS MY signature and official seal in the County and State last aforesaid, this 18<sup>th</sup> day of January 1985.

*[Signature of Notary Public]*  
Notary Public  
My Commission Expires  
(SEAL)



Notary Public, State of Florida at Large  
My Commission Expires August 15, 1988  
BONDED THRU HUCKLEBERRY SIBLEY  
& HANVEY INSURANCE & BONDS, INC

VERIFIED BY:

D.C.

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FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
WALT OSWALD, CLERK

401135

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This Instrument Prepared By:

Carl A. Bertoch, Esq.

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(904) 222-2563

LAW OFFICES OF BERTOCH AND MANN POST OFFICE BOX 3106 TALLAHASSEE, FLORIDA 32315 0166

Judy Hudson 1/25/85