

This document prepared by:
Pine Ridge Property Owner's Association, Inc.
5690 W. Pine Ridge Boulevard
Beverly Hills, FL 34465

PINE RIDGE
AMENDMENT, UNIFICATION, AND COMPLETE
RESTATEMENT OF DECLARATIONS OF RESTRICTIONS

WHEREAS, Pine Ridge Property Owners Association, Inc., hereinafter referred to as the "Corporation"(formerly Pine Ridge Service Corporation, Inc.), a Florida not-for-profit corporation and assignee from Pine Ridge Estates by Citrus Hills, a Florida general partnership, assignee of subdivider status from the Deltona Corporation, subdivider of Pine Ridge Subdivision, imposed and imposes certain restrictions and limitations of record, as to each and every of the lots situate lying and being within the following property:

All of Pine Ridge Subdivision, Unit One, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 8, Pages 25-36, inclusive, of the Public Records of Citrus County, Florida, less and except tracts T-1 through T-35, inclusive; All of Pine Ridge Subdivision, Unit Two, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 8, Pages 37-50, inclusive, of the Public Records of Citrus County, Florida, less and except lots 1 through 12 of Block 186, and lots 1 through 16 of Block 187, and tracts T-1 through T-53, inclusive; All of Pine Ridge Subdivision, Unit Three, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 8, Pages 51-67, inclusive, of the Public Records of Citrus County, Florida, less and except lots 1 through 6 of Block 1, lots 1 through 7 of Block 55, lots 1 through 10 of Block 56, lots 1 through 6 of Block 284, lots 1 through 4 of Block 308, lots 4 and 5 of Block 309, lots 7 and 8 of Block 311, lots 1 through 3 of Block 322, lots 1 through 8 of Block 323, lots 1 through 8 of Block 355, and tracts T-1 through T-30, inclusive; All of Pine Ridge Subdivision, Unit Four, Unit Five and Unit Six, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 14, Pages 87-95, inclusive, of the Public Records of Citrus County, Florida, hereinafter referred to as the "Lots" or singularly, a "Lot".

WHEREAS, The Corporation, pursuant to Section 11.01 of the Pine Ridge Subdivision Declaration of Restrictions, recorded at O.R. Book 301, Pages 589, *et seq.*, Book 301, Pages 618, *et seq.*, Book 301, Pages 639, *et seq.*, Book 854, Pages 2168, *et seq.*, and Book 856, Pages 1593, *et seq.*, as amended from time to time (herein "Declarations"), and pursuant to specific assignments of authority from the developer to the successor developer recorded at O.R. Book 749, Pages 0939, *et seq.*, and O.R. Book 1036, Pages 2031, *et seq.*, Public Records of Citrus County, Florida, and its specific assignment from the successor developer recorded at O.R. Book 1336, Pages 1416, *et seq.*, Public Records of Citrus County, Florida, may make reasonable modifications, amendments, or additions to the Declarations, applicable to the Lots;

WHEREAS, The Deltona Corporation has released the Pine Ridge Property Owners Association, Inc. (formerly Pine Ridge Service Corporation, Inc.) from joinder requirements, such release incorporated herein and to be filed following amendments;

WHEREAS, The Corporation, hereby determines that certain reasonable modifications and amendments to the Declarations are proper and necessary;

WHEREAS, in the interest of the uniform, general scheme of development, all of the residential Lots are to be held to the uniform standards set forth herein;

WHEREAS, these amendments have been approved by a majority of the property owners voting on a referendum to amend the Declarations;

WHEREAS, it is the intention of the Corporation that all of the lots identified above within Pine Ridge Units 1 through 6, inclusive, are subject to the Declarations as restated, and;

WHEREAS, these amendments, as set forth herein, are necessitated to ensure the above matters,

NOW, THEREFORE, Subdivider does hereby amend, unify and restate the Declarations to provide as follows:

Definitions

Accessory Structure	A Structure which serves a utilitarian function and is not used for habitation. Examples can include sheds, garages, barns, gazebos.
Approved Structure	Any structure, accessory or modification that has been submitted to the Architectural Design Committee, hereinafter referred to as ADC. Submission shall include drawings and complete details. The completed item shall comply with the submitted documentation.
Barn	A structure primarily used to shelter livestock, ie horses, and the necessary supplies, tools and feeds. Barn design and construction may deviate from the requirement to match the primary residence only if the design is approved by the ADC and is in harmony with the look and style of the equestrian community.
Canopy/Tents	Any covered structure designed to provide short term or temporary protection not to exceed 14 calendar days
Carport	A non-enclosed structure normally used to protect an automobile. Such structure shall be of construction and finish that complements the main house.
Clear Cutting	The deliberate removal of all trees, shrubbery, and natural vegetation from a lot.
Color Sheen	The measure of reflectivity of light and objects. Examples include Glossy, Flat, semi-gloss and satin.
Combination Building	A structure comprised of two or more structures. This structure is considered to be one (1) unit for purposes of size and construction restrictions.
Commercial	Any item or structure used for conducting and/or supporting a business or other income producing function. Commercial functions are only permitted on areas zoned for commercial use.
Complement	Something that completes, makes up a whole, or brings to perfection.
Detached Garage	An enclosed structure constructed apart from and not connected to the residence and styled to match the residence used primarily to store automobiles. The garage shall have a door that conceals the interior contents.
Easement	An area on the property where access is granted to authorized agencies and entities without interference of property owners. These include utility and county easement.
Egress	The act of coming or going out; or the right to leave or go out.
Fences	Structures intended to define and enclose the perimeter boundaries of a property or portions thereof.
Front Property Line	That portion of a residential lot bounded by the County easement forming part of the paved road. The boundary is determined by a certified survey and marked on the corners of each lot by permanent monument. Depending on the county street, a front property is between 15 and 45 feet from the edge of the pavement. Additionally some lots such as corner lots shall be considered to have more than one Front Property Line.
Garage	An enclosed structure either attached to the residence or separate and styled to match the residence used primarily to store automobiles. The garage shall have a door that conceals the interior contents.
Glossy	The highest reflectivity of a surface where it can be recognized such as in a mirror.
Grandfathering	Anything submitted and approved by the ADC shall be considered to be in compliance in the event that amended deed restrictions subsequently prohibit the construction or addition. This assumes that said construction was built in compliance with the approved application. This exemption expires with any modification, destruction or removal of said item.
High Intensity	The highest strength of a color, especially the degree to which it can contrast against other colors.
Ingress	The act of going or coming in or the right or permission to enter.

Legal Nonconforming	Any existing structure or modifications which have been properly applied for and approved by the ADC and where needed, Citrus County. If deed restriction are amended and renders the structure illegal, it is allowed to remain so long as no further modifications are made or the item is removed or destroyed.
Lot Line	The property as depicted on a certified survey and marked on lots by permanent markers or monuments.
Main Structure	That portion of the residence comprised of living areas such as bedrooms, dining or living rooms.
Recreational Vehicles	Motor home, travel trailer, motorboat, or similar water-borne vehicle.
Residential	Any structure used for human habitation and shelter.
Screening	Vegetation, shrubbery, and trees used to prevent structures and other equipment from being readily visible.
Temporary	An allowance for unusual circumstances or short durations and may require application and approval of Pine Ridge Property Owners Association, Inc.; For special events, (a period of time not exceeding 14 calendar days visiting RV's), (a period of time not exceeding 14 calendar days).
Utility Access	Areas normally on the sides of or between residential lots and used by utility companies to access and service their equipment, lines and pipes.
Vehicle	Automobiles, trucks, boats and watercraft, wheeled and/or motorized conveyances used to transport people, animals, goods, or equipment.

1.01 Use Restrictions

Each and every one of the Lots shall be known and described as residential Lots, and no structure shall be constructed or erected on any residential Lots other than one detached single family, site built dwelling not to exceed two stories in height, and accessory buildings thereto. A dwelling will have a front main entry consisting of a single or double door. Additional front entries are permitted for aesthetic purposes, provided they do not allow separate access to any segregated living areas. In-law quarters cannot exceed 750 square feet and must be under the same roof. It must be located and designed not to interfere with the appearance of the existing structure. This dwelling shall not become a rental unit. In-law quarters, when added and approved shall be an integral part of the house. No existing structure, nor any structure built or to be built, shall be partitioned for sale, lease or sublease, but may only be sold, leased or subleased in its entirety as a single family home. It is the responsibility of the homeowner to provide the tenant with a copy of the deed restrictions. However, the Lot owner having met this obligation is still not relieved of the responsibility to assure that all things, which occur on this property, do comply with the deed restrictions.

No lots may be used for transgressing to property outside of Pine Ridge Estates.

Notwithstanding the foregoing paragraph, Lots 1,2,3, and 4 of Block 308, and Lots 4 and 5 of Block 309, all of Pine Ridge Unit Three, are authorized for commercial uses, as follows: The commercial uses can only be in the nature of office, professional, financial/banks and other like or similar uses; and, Lots 4 and 5 of Block 309 are restricted to a total of 60,000 square feet of commercial use. Lots 7 and 8 of Block 311, and either Lot 1 or 2 of Block 312, all of Pine Ridge Unit Three, are authorized for use as drainage retention areas. Upon the submission of the Lots listed in this paragraph to the commercial deed restrictions, recorded at O.R. Book A42, Page 313, et seq., Public Records of Citrus County, Florida, as amended, said Lots shall be released from this Declaration.

- 1.02. The property governed by this Declaration of Restrictions and the Association shall be governed by the provisions of Chapters 617 and 720, Fla. Stat., as same may be amended from time to time.

Explanation – To maintain the residence as the main focal point of the property

2.01 Setback Restrictions

On all Lots, no buildings shall be erected nearer than forty (40) feet to the front Lot lines of said Lots (on corner Lots no building shall be permitted nearer than forty (40) feet to both street Lot lines); not nearer than twenty-five (25) feet to any interior side Lot line; nor nearer than twenty-five (25) feet to the rear Lot line (the rear being opposite and most distant from the front Lot line having the least dimension on corner Lots). Screened swimming pool enclosures may be

erected to within fifteen (15) feet of the side Lot line. Above ground pools must be placed behind the rear house line and must conform to county and/or state codes. Swimming pool enclosures may not be erected unless and until their location, and architectural design have been approved by the Architectural Design Committee established in Section 9.01 herein. For the purpose of this covenant, eaves and steps shall not be considered as a part of a building provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot or easement.

A detached garage, not exceeding 1200 square feet may not be constructed forward of the front line of the residence. All other accessory structures, including detached garages exceeding 1200 square feet, detached carports, barns, greenhouses, or similar structures shall be placed, installed, or constructed behind the rear line of the residence. In addition, no structure shall exceed twenty (20) feet in height. All structures must also meet the setback of restrictions of Section 2.01. Accessory structures, existing at the time of the adoption of this Section, that are not in accordance with the restrictions of this Section, may remain. However, these structures must be maintained in accordance with established community standards.

2.02 Fences

No fence shall be permitted within the front yard, except those constructed of post and boards, or post and rails, materials and style. Any such fence shall have two or more boards or rails, placed either horizontally or diagonally. Horizontal boards or rails must be spaced at least six (6) inches apart except that if it is of a two-rail design the maximum distance between the rails shall be two (2) feet. No part of the fence may exceed 54 inches in height.

Gates in the front yard of the lots where stabling of horses or ponies are not permitted must be wrought iron, painted, anodized, wood faced, accented, but not an uncolored galvanized zinc or aluminum finish. Wire mesh fencing is permitted when fastened to the inside of such fences. Rear yard fences shall be constructed of materials normally used in the construction of perimeter fencing.

The definitions are as follows:

(a) Interior Lots

1. Lot lines are as defined in Definitions.
2. The term "front Lot line" is that boundary line of a Lot which is parallel with and closest to its street of address.
3. The "side Lot lines" are those boundary lines of a Lot which extend away from the front Lot line street of address for that Lot.
4. The "rear house line" is determined by a line drawn from the rear corners of the house to intersect with the nearest point of the side lot lines. If the back of the house is irregular, the rear of the main portion of the house may be used for the rear house line.
5. The "front yard" is that area encompassed by the front Lot line, the side Lot lines, and the rear house line.
6. The "backyard" is that area encompassed by the rear boundary line of a Lot, the side Lot lines, and the rear house line.

The foregoing language shall apply to all rectangular houses on rectangular interior lots where the house sits square with the street.

(b) Corner Lots

A corner lot shall be considered to have a front yard that abuts two streets or is situated on a turn of 45 degrees or more in a street.

The following shall determine the front yard for placement of the fence.

1. Lot lines are as defined in Definitions.
2. The term "front Lot line(s)" for a corner Lot are those boundary lines that border each street or the street in the case of a house placed on a street that has a curve in it.
3. The "side Lot lines" for a corner Lot are those boundary lines of a Lot which extend away from the front Lot line(s).
4. The "rear house line" is determined by a line drawn from the rear corner of the house to intersect with the nearest point of each side lot line. If the back of the house is irregular, the rear of the main portion of the house may be used as a corner of the house to intersect with the nearest point of the side lot line.

5. The "front yard" is that area encompassed by the front Lot line, the side Lot lines, and the rear house line.
6. The "back yard" is that area encompassed by the rear house line, the side Lot lines, and rear boundary line of a Lot.

Decorative low walls, corner delineations, and special treatment of fence posts in the front yard shall be submitted for approval to the Architectural Design Committee. Ornamental columns and any affixed decoration may not exceed six (6) feet in height.

No fence shall be permitted within the back yard which exceeds six (6) feet in height, except those constructed to encompass a tennis court. Above ground pools shall be in compliance with current Citrus County codes and statutes. Fences that exceed four (4) feet high shall be of open style and not obstruct sight lines except where residential Lots are adjacent to commercial properties. For Privacy purposes, six (6) foot solid vinyl fences are permitted only along the side lot lines that are behind the Rear line of the house and the rear lot line, but not in the Front yard.

No barbed wire, razor wire, or other potentially harmful fence material shall be permitted to be erected on any Lot.

Any fences previously approved, existing at the time of the adoption of this Section, may remain. However, if at a later date this fence is modified or replaced, it must comply with the current deed restriction as required in Deed Restriction 9.04.

- 2.03 When two or more Lots are used as one building site the setback restrictions set forth in Section 2.01 above shall apply to the exterior perimeter of the combined site. If the two Lots cease to be used as one building site, then the original Lot lines and deed restrictions shall remain in place on each of the two Lots.
- 2.04 Leases, From the date of recording this amendment, no Owner may lease his/her Property or any interest therein, or allow occupancy by a person other than the Owner and his or her immediate family, without prior application submitted to the association along with the copy of the lease. The Association shall have the authority to approve or disapprove of all proposed tenants and all occupants of any Lot, and shall further have the authority to approve not only of any lease but any renewal or extension of a lease. All leases shall be in writing, and specifically subject to this Declaration. No lease shall be for more than twelve (12) months or less than three (3) months, and every Owner shall be limited to no more than two rentals per year. The Owner must make available to the lessee copies of the Association's governing documents. The Board may adopt reasonable rules regulating leasing and subleasing. The Board shall further have the authority to conduct background checks on all proposed tenants and occupants of a Lot, and shall have the authority to charge the actual costs of any such background check as well as an application fee in an amount to be determined by the Board of Directors from time to time.

Without limiting the Association's ability to disapprove of all leases and all occupants, a proposed tenant or occupant may be disapproved by the Association for any reasonable grounds, which reasonable grounds shall include, but not be limited to, the following:

- (1) The person(s) seeking approval (which shall include all proposed occupants) fails to qualify for membership in the Association, including, but not limited to, those applicants who fail to qualify for membership because of the restrictions on occupancy or ownership set forth in this Declaration, the Bylaws, Articles of Incorporation or Rules and Regulations of the Association, as same may be amended from time to time; or
- (2) The person(s) seeking approval (which shall include all proposed occupants) has been convicted at any time of a felony involving violence to persons or a felony where the victim was a minor or has been convicted of any other felony within the ten (10) years preceding the date of application; or
- (3) The person(s) seeking approval (which shall include all proposed occupants) is a registered sexual offender or sexual

predator pursuant to Florida law or pursuant to any other jurisdiction; or

- (4) The person(s) seeking approval (which shall include all proposed occupants) takes possession of the Lot prior to the approval by the Association as provided for herein; or
- (5) The person(s) seeking approval (which shall include all proposed occupants) has a history of violating the Association's governing documents, or a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in this or any other Association as a lessee, guest, owner or occupant of a Lot; or
- (6) The person(s) seeking approval (which shall include all proposed occupants) fails to comply with the requirements of this Section 2.04; or
- (7) The person(s) seeking approval (which shall include all proposed occupants) has a history of bad credit, or has a history of non-payment of assessments or other financial obligations to this or any other Association, or is otherwise demonstrated to be a clear financial risk to the Association; or
- (8) No lease will be approved if, at the time of the application or at any time prior to the time approval is to be granted, the Lot Owner is delinquent in the payment of any financial obligation to the Association under this Declaration or under any of the governing documents or the applicable Statute, or if the Lot is in violation of any provision of this Declaration or the Rules and Regulations which remains uncured at the time an application is made hereunder.

3.01 Residential Sites and Building Size Restrictions

No Lot as shown and encumbered hereby shall be divided or resubdivided unless both portions of said Lot be used to increase the size of an adjacent Lot or the adjacent Lots as platted. Divided portions of Lots must extend from fronting street to existing rear property line. Boundary line adjustments shall be permitted, for purposes of satisfying the setback requirements in these restrictions, by way of recorded easements. Any such division, resubdivision, or alteration of the size of a Lot must be approved by the Architectural Design Committee in accordance with Section 9.01. Likewise, any restoring of a divided Lot to the original configuration must also be approved by the Architectural Design Committee in accordance with Section 9.01.

3.02 (1) No main building on any Lot shall be constructed that is less than sixteen hundred (1600) square feet, except for the Lots specified in Addendum A for Unit Three which shall not have less than eighteen hundred (1800) square feet. Square footage calculations exclude porches, garages, carports, and other accessory buildings not completely enclosed and not intended as living quarters for humans. No two-story house on any Lot shall have a ground floor living area of less than (1200) square feet.

- (2) The roof shall be a minimum of 5/12 pitch, 12inch overhang and 5 ½ inch fascia.
- (3) Exterior Color Scheme

The base color of the structure shall be a non-high-gloss finish. High intensity or bold colors are excluded. Approved colors for the body, trim, and accent of the house are available for selection in the community office, and these colors must be followed from the approved color to hue that is less intense within the paint color range. Front doors may be any selected color and trim may be any combination of the three selected colors and is referred to as the accent color. Garage doors must be the same color as the body of the structure, accent color, white, grey or beige. Gutters must complement the roof color or fascia. Repairing and paint combinations are to be approved by the ADC.

Explanation – Maintain the appearance of neighborhood by specifying the number and size of structures

- 3.03 (a) Every structure placed on any Lot shall be constructed from new material, unless the use of other than new material shall have received the written approval of the Architectural Design Committee. All additions must be the same design and external appearance as the existing structure. Furthermore the roof must match the primary structure in pitch and material (roof design may be either gable or hip). With the exception that a metal roof may be used as long as the color compliments or matches the existing structure's roof color. All structures must be placed on the Lot as defined in Deed Restriction 2.01.
- (b) The number and aggregate size of accessory structures, including but not limited to, detached garages, detached carports, barns, sheds, gazebos, greenhouses etc. shall be limited to the following:
- 1) Lots 2 acres or less in size shall be limited to 2 accessory structures with a total area of no more than 2,000 square feet.
 - 2) Lots greater than 2 acres and less than or equal to 3 acres in size shall be limited to 3 accessory structures with a total area of no more than 3,5 00 square feet.
 - 3) Lots greater than 3 acres and less than or equal to 5 acres in size shall be limited to 4 accessory structures with a total area of no more than 5,000_square feet.
 - 4) Lots greater than 5 acres in size shall be limited to 5 accessory structures with a total area of no more than 7,000 square feet.

When two or more Lots are used as one building site, the restrictions set forth above shall be applied based on the combined area of the Lots. Refer to section 2.03 for guidance.

Sheds shall not be larger than 288 square feet and must be placed behind the rear line of the house for properties less than (2) two acres and properties larger than (2) two acres behind the front line of the house. The shed color must be neutral or painted to match the color of the house.

Shed ports and permanent metal covered carport parking are permitted, but must be placed behind the back line of the primary residence, cannot be enclosed any lower than (96) ninety six inches above the ground and must be screened from public view as accepted by the ADC. Detached garages and carports must be site built and be similar to the primary structure in material, style and color, as per section 2.01. In identifying a structure by type, its use will be the primary consideration. Barns will be governed by Section 9.01.

3.04 Modular/ Manufactured Homes

A residential structure which is delivered to the site in assembled units, on wheels or on a trailer, such as but not limited to, mobile home, double wide home, manufactured or modular home, is not permitted to be placed on any Lot.

4.01 Nuisance, Trash, Etc.

(1) No noxious or offensive trade shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, including, without limitation, excessive noise and lighting.

(2) Exterior Lighting - All exterior lighting on any Lot or dwelling must be designed and erected as to avoid annoyance to any other owner and to avoid unreasonable illumination of any other portion of the properties except the lot upon which the lighting is erected.

(3) No items may be stored on a Lot outside a dwelling unit or approved building including without limitation, scrap metal, junk items or articles whether the same be in the form of wrecked or junked vehicles, appliances, furniture, building materials, or boxes of any kind. All tools, supplies, mowers and equipment shall be stored by the owner out of street and neighboring property view.

(4) Containers and fuel tanks - All bottled gas tanks, water softeners and tanks for irrigation wells shall be located in the garage or shall be installed underground or within a screened-in and /or landscaped area which is not visible from any street or neighboring property.

(5) Utility Screening – The owner may elect to erect a screen to hide a utility box, air conditioner, trash pails, etc from street view. This is not a fence or an enclosure. The screening must adhere to the following guidelines:

- a) It must abut the house
- b) maximum height of 6 feet
- c) a total of 20 linear feet and the longest dimension must be parallel to the house
- d) one side may be open
- e) screening must be approved by the ADC

(6) Trash receptacles and recycle bins shall be stored close to the main structure beyond the front line of the home unless already concealed with screening prior to trash pick up.

(7) ATVs, recreational or motorized sport vehicle activity shall not be permitted for use on any Lot, parcel or home site, with the exception of ATVs used for maintenance of the property and or horses.

(8) See 4.07

4.02 No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No building may be used as a model home for a period of time exceeding fifty (50) months from the date of the County Certificate of Occupancy.

(a) To allow a builder after taking title to an existing home in need of rehabilitation and use it for model status upon approval of the ADC, for no longer than fifty (50) months following from purchase.

4.03 No sign, flag, banner, pennant, poster, bulletin, streamer, or any device designed to communicate information or images shall be permitted to be displayed on any Lot or vehicle on the Lot, in any manner, except as follows:

1. Only one sign, advertising the Lot "For Sale" may be displayed on said Lot, and only under the following conditions: The sign shall not exceed ninety-six (96) square inches in size 12 x 8; the sign must be placed on the outside of the house on one or two posts; the combined sign posts shall not exceed two (2) inches in diameter; no part of the sign shall exceed thirty-six (36) inches in height from the natural terrain; and, no sign shall include the price being asked for the property;

2. Notwithstanding the foregoing paragraph:

A. For so long as any Lot with a residential structure is being used as a model home, only one sign may be displayed on the Lot so long as the builder declares on the Architectural Design Committee application the home is to be used as a model home and includes the sign design with the submittal, and only under the following conditions: The sign face of two (2) sided signs shall not exceed two thousand (2,000) square inches on each side; the faces of three (3) or more sided signs shall not exceed a total combined area of two thousand (2,000) square inches. The sign may only be placed on one or two posts; the sign post(s) shall not exceed four (4) inches in diameter; no part of the sign or sign posts shall exceed sixty (60) inches in height from the natural terrain; and, the sign shall not be placed nearer than five (5) feet to any Lot line;

B. For so long as any structure is in the course of construction, sign(s) identifying the contractor(s) performing the work shall be permitted under the following conditions: One builder's sign shall be permitted per Lot so long as the sign is no larger than one thousand (1,000) square inches, excluding posts and rails; no part of the sign or sign posts shall exceed forty-eight (48) inches in height from the natural terrain. All other companies associated with the construction of the structure are each limited to one sign per Lot; The sign shall not exceed three hundred (300) square inches and shall be located in close proximity to the Builder's sign, but no higher than thirty-six (36) inches above the natural terrain. No sign(s) shall be placed nearer than five (5) feet to any Lot line;

3. No sign may be lighted without prior written approval by the Architectural Design Committee. Under no circumstances shall any sign be lighted with

Neon light(s), or blinking light(s), or interior light(s);

4. U.S. Governmental flags, not to exceed two (2) in number, may be displayed on any Lot. No national or international flag shall be flown above the U.S. Flag per U.S. Code Title 4 Chapter 1. Flags shall be no larger than two thousand one hundred and sixty (2160) square inches (3'x 5') and placed no closer than 5'-0" to any Lot line;
5. One security sign and/or one warning sign may be displayed on any Lot in accordance with this Declaration; except for PRPOA board approved signs.
6. On any Lot upon which an individual resides, decorative, seasonal or holiday flags may be displayed in addition to the governmental flag(s). Holiday decorations and displays shall not be displayed earlier than 30 days preceding the holiday and must be removed within 30 days after the holiday.
7. Political and election campaign signs are allowed not more than 30 days prior to, nor more than 7 days after, any election event. Aforementioned signs shall not exceed dimensions of 24 inches by 24 inches.
8. No form of advertisement on cars, trucks or trailers. All such vehicles must be in a garage or back of house out of public view.

The Subdivider, assigns, or the Architectural Design Committee shall have the right to remove any signs, flags, banners, pennants, posters, bulletin boards or streamers which fail to comply with this Section 4.03.

- 4.04 No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.
- 4.05 No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot except as follows: Dogs, cats and other household pets, horses and ponies, where specifically platted in the attached "Addendum B" of these Restrictions. However, dogs, cats and other household pets, horses and ponies shall not be kept, bred or maintained for any commercial purpose.
- 4.06 Other than real property owned by Pine Ridge Property Owners Association, Inc. no horses or ponies shall be kept on any Lot that does not contain a residential building, except where two or more contiguous Lots are under the same ownership, one of which contains a residential building. For purposes of this paragraph only, two Lots shall be deemed contiguous if separated only by a horse trail owned by Pine Ridge Property Owners Association, Inc.
- 4.07 No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, derelict vehicles or fixtures, and other waste shall not be allowed to accumulate and shall not be kept except in sanitary containers, which shall be maintained in a clean and sanitary condition. In the event that any such waste shall accumulate or be kept other than in sanitary containers, Pine Ridge Property Owners Association, Inc., as hereinafter described, shall have the right, but not the obligation, to remove such waste and to charge the owner or lessee of the Lot a reasonable sum therefore and the Corporation shall not thereby be deemed guilty of a trespass. The Corporation shall first, however, make a reasonable effort to notify the property owner. If said charge is not paid to the Corporation within thirty (30) days after a bill therefor is deposited in the mails addressed to the last known owner or lessee of the Lot at the address of the residence or building on said Lot, or at the address of the owner as shown in the tax records of Citrus County, Florida, then said sum shall become delinquent and shall become a lien to be collectible the same as other delinquent fees as set forth in Article 10.00 hereof.
- 4.08 No mobile home, tractor-trailer, commercial tractor, truck of a rated weight of more than one (1) ton, or bus shall be permitted on any Lot or parked overnight on any of the streets or road right-of-ways. However, homeowner's recreational vehicle(s) motor home, travel trailer, implement trailer, livestock trailer, farm tractor or water-borne vehicles, may be parked overnight on any of the Lots, only upon the following conditions:

- (a) The keeping of such vehicles or vessels shall be allowed if housed completely within a structure which has been approved by the Architectural Design Committee, or screened from the public and adjacent residential properties, except in the direction of ingress and egress and
- (b) one recreational vehicle, motor home, travel trailer, horse trailer or water-borne vehicle may be parked parallel on the side of the house behind the front line of the house. A second and third recreational vehicle, motor home, travel trailer or water borne vehicle must be stored in a garage or parked behind the rear line of the house.
- (c) Any additional recreational vehicles must be stored in a garage or stored offsite.

No inoperable or disassembled vehicles shall be allowed on exterior premises. No vehicle shall be parked on the front yard lawn. The number of automobiles, pickup trucks or SUV's on exterior premises shall not exceed one (1) per household member.

No vehicle shall be allowed to display signage saying, For Sale, For Hire, or For Rent.

- 4.09
 - a. No lawn, fence, hedge, tree or landscaping feature on any of said Lots shall be allowed to become obnoxious, overgrown or unsightly in the sole reasonable judgment of the appointed Architectural Design Committee or its agent. In the event that any lawn, hedge, tree or landscaping features shall become obnoxious, overgrown, unsightly, or unreasonably high, Pine Ridge Property Owner's Association, Inc. as hereinafter described, shall have the right but not the obligation, to cut, trim or maintain said lawn, fence, hedge, tree or landscaping feature and to charge the owner or lessee of the Lot a reasonable sum therefore and the Corporation shall not thereby be deemed guilty of a trespass. The Corporation shall first, however, make a reasonable effort to notify the property owner. If said charge is not paid to the Corporation within thirty (30) days after a bill therefor is deposited in the mails addressed to the last known owner or lessee of the Lot at the address of the residence or building on said Lot, or at the address of the owner as shown in the tax records of Citrus County, Florida, then said sum shall become delinquent and shall become a lien to be collectible the same as other delinquent fees are set forth in Article 10.00 hereof. The Architectural Design Committee or its agent shall have the right, from time to time, to adopt reasonable rules, regulations and standards governing the conditions of lawns, fences, hedges, trees or landscaping features, in accordance with these restrictions.
 - b. No fence, roof, or structure shall be allowed to become soiled, deteriorated, broken or in poor repair, and must be maintained.
 - c. Any improvement to existing home or occupied property must be completed within six months of starting.
- 4.10 Except for official utility vehicles, on official utility business, no motorized vehicle shall be allowed upon the equestrian trails or the easements for utilities and drainage within Pine Ridge subdivision.
- 4.11 Landscaping on Improved Lots
 - a) Within ninety (90) days of issuance of a County Certificate of Occupancy, all surfaces areas disturbed by construction activity shall be landscaped with plantings, grass, sod, mulch or ground cover, except that those areas subject to erosion shall be covered immediately. Areas used for the stabling of animals are excluded.
 - b) Land disturbed for any other purpose must be covered/landscaped within ninety (90) days of disturbance.
- 4.12 Reconstruction of damaged improvements - In the event of damage to any improvement located upon a lot, the owner of such lot shall commence cleanup of damage as soon as reasonably possible, diligently pursue such cleanup and complete cleanup within six (6) months unless owner is unable to do so for reasons beyond owners control in which case the time period for the commencing and completion of cleanup shall be extended accordingly with the approval of (ADC) Architectural Design Committee. Replacement of any structure must comply with current deed restrictions.
- 4.13 Environmental Preservation
 - a) No lot shall be clear-cut.
 - b) Lots shall not be cleared before being inspected by a licensed environmental consultant or by the Pine Ridge Environmental Committee to ensure that there are no species of animals present that are protected by State or Federal Laws. In addition, the minimum number of trees retained shall be no less than twice the number required by the County.

- 4.14 Solar panels or any product for energy conservation or production placed in the front yard area, should be shielded from public view where possible, except for those installed on roofs.
- 4.15 **Lawn Decorations**
Decorations and lawn art, excluding holiday decorations, shall be limited to ten (10) items in the front yard area. The house must remain the focal point of the property.
- 5.01 **Well Water**
No individual well will be permitted on any Lot or tract within the properties encumbered hereby except for irrigation, sprinkler systems, swimming pools or air conditioning. This restriction shall be enforceable so long as a water utility system is operated to the satisfaction of the State of Florida, Department of Health and Rehabilitative Services.
- 6.01 [Intentionally Deleted]
- 7.01 **Easements**
All easements for utilities, drainage canals and other purposes shown on the plat of PINE RIDGE UNIT ONE, recorded in Plat Book 8, Pages 25 through 36, PINE RIDGE UNIT TWO, recorded in Plat Book 8, Pages 37 through 50, PINE RIDGE UNIT THREE, recorded in Plat Book 8, Pages 51 through 67, PINE RIDGE UNIT FOUR, recorded in Plat Book 14, Pages 87 through 88, PINE RIDGE UNIT FIVE, recorded in Plat Book 14, Pages 89 through 90, PINE RIDGE UNIT SIX, recorded in Plat Book 14, Pages 91 through 95, of the Public Records of Citrus County, Florida, are hereby reserved as perpetual easements for utilities, installations and maintenance. Any wall, fence, paving, planting or any other improvement located in an easement area shall be removed upon the request of the Subdivider, its successors or assigns, of any public utility using said area, all at the expense of the owner of such Lot or tract.
- 8.01 **Drainage**
No changes in elevations of the land shall be made which will interfere with the drainage of or otherwise cause undue hardship to adjoining property.
- 9.01 **Architectural Design Committee**
(a) No residential buildings, shall be erected, placed, constructed, altered or maintained upon any portion of any Lots, unless a complete set of plans and specifications therefor, including the exterior color scheme, together with a plot plan indicating the exact location on a building site, and a document assuring a construction completion date not to exceed twelve (12) months following the date of the initial county building permit, shall have previously been submitted to and approved in writing by the Architectural Design Committee appointed from time to time by Pine Ridge Property Owners Association, Inc., a non-profit Florida corporation (herein referred to as the "Corporation") or its duly authorized subcommittee or agent, and a copy of such plans as finally approved is deposited and recorded by the Committee which holds a permanent record of the application with site plan. A residential building intended for use as a model home must be so noted on the initial application. Said Committee shall consist of a minimum of three (3) persons, all of whom shall preferably be members and residents of Pine Ridge the Subdivision. Such plans and specifications shall be submitted in writing and for approval, over the signature of the owner, on a fully completed Architectural Design Committee form, which shall be receipted therefor. The approval of said plans and specifications may be withheld, not only because of their noncompliance with any of the specific restrictions contained in this and other clauses of this Declaration, but also due to the reasonable dissatisfaction of the Committee or its agent with the grading plan, location of the structure on the building site, the engineering, color scheme, finish, design, proportions, architecture, shape, height, style or appropriateness of the proposed structure or altered structure, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon, or due to the Committee's reasonable dissatisfaction with any or all matters or things which, in the reasonable judgment of the Committee or its agent, would render that proposed structure inharmonious or out of keeping with the general plan of improvement of the Subdivision or with the structures erected on other building sites in the immediate vicinity of the building site on which said structure is to be erected.
- (b) Application for division of a Lot to increase the size of an adjacent Lot in accordance with Section 3.01, shall be submitted to the Architectural Design Committee for approval in accordance with this Section 9.01. No Lot shall be divided, resubdivided, or the size of the Lot altered unless

a complete set of plans and specifications, including an updated certified survey denoting the proposed Lot lines of the Lot being divided, resubdivided, or size-altered, have previously been submitted to and approved in writing by the Architectural Design Committee appointed from time to time by Pine Ridge Property Owners Association, Inc. Additionally, no Lot that has previously been divided or resubdivided shall be restored to its original size without the written approval by the Architectural Design Committee. If written approval by the Architectural Design Committee is secured, proof of ownership of the now divided, resubdivided, or altered size of Lot must be reflected in the records of the Citrus County Property Appraiser. Such records must be updated within forty-five (45) days after written approval is provided by the Architectural Design Committee. An updated legal description and ownership depicting all the abutting property owned by the same individual shall be submitted to the Architectural Design Committee to be kept in the records of the Architectural Design Committee. The new owner of the now divided, resubdivided, or altered Lot shall be responsible for maintenance and repair of their portion of the divided, resubdivided, or altered Lot. The new owner shall also be responsible for any violations that occur on the divided, resubdivided, or altered Lot that is now within the control and ownership of the new owner.

- 9.02 The Committee shall be authorized to establish further reasonable rules and regulations for approval of plans as required by this Article and for approval or interpretation of other matters and things requiring the approval or interpretation of the Committee as otherwise set forth in these restrictions.
- 9.03 The approval of the Committee for use on any Lot of any plans or specifications submitted for approval, as herein specified, shall not be deemed to be a waiver by the Committee of its right to object to any of the features or elements embodied in such plans or specifications if and when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided, for use on other Lots.
- 9.04 If, after such plans and specifications have been approved, any building, fence, wall or other structure or thing shall be altered, erected, placed or maintained upon the Lot otherwise than as approved by the Committee, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Committee ever having been obtained as required by these restrictions.
- 9.05 Any agent or officer of the Corporation or the Design Committee may from time to time at any reasonable hour or hours, in the presence of the occupant thereof, enter and inspect any property subject to these restrictions as to its maintenance or improvement in compliance with the provisions hereof; and the Committee and/or any agent thereof shall not thereby be deemed guilty of any manner of trespass for such entry or inspection.
- 9.06 For the purpose of making a search upon, or guaranteeing or insuring title to, or any lien on and/or interest in, any of said Lots and for the purpose of protecting purchasers and encumbrancers for value and in good faith as against the performance or non-performance of any of the acts in the restrictions authorized, permitted or to be approved by the Committee, the records of the Committee shall be prima facie evidence as to all matters shown by such records; and the assurance of a certificate of completion and compliance by the committee showing that the plans and specifications for the improvements or other matters herein provided for or authorized have been approved, and that said improvements have been made in accordance therewith, or of a certificate as to any matters relating to the Committee shall be prima facie evidence and shall fully justify and protect any title company or persons certifying, guaranteeing or insuring said title, or any lien thereof and/or any interest therein, and shall also fully protect any purchaser or encumbrancer in good faith and for value in acting thereon, as to all matters within the jurisdiction of the Committee.
- 9.07 In the event the Committee or its duly authorized agent fails to take official action with respect to approval or disapproval of any such design or designs or location or any other matter or thing referred to herein, within thirty (30) days after being submitted and receipted for in writing, then such approval will not be required, provided that the design and locations on the Lot conform to and are in harmony with the existing structures on the Lots in this Subdivision. In any event, either with or without approval of the Committee or its agent, the size and setback requirements of residences shall conform with the requirements continued in these restrictions.

- 9.08 Any act, decision or other thing which is required to be done or which may be done in accordance with the provisions of these restrictions by the Committee, may be done by the duly appointed agent or agents of the Committee, whose authority may be further delegated.
- 9.09 Carports, porches, or other covered areas attached to an accessory structure shall be integral with that structure. This shall include the use of the same architectural style, finish, external appearance, roof pitch, roof arrangement and color as the structure to which they are attached.
- 9.10 Approval by the Committee does not exempt any structure from the requirements of Citrus County building codes including the requirements for permit and inspection.
- 10.01 Provisions for Fees for Maintenance and Upkeep
Each and every of said Lots which have been conveyed by warranty deed from the Subdivider or which has been leased from the Subdivider, except Lots dedicated reserved, taken or sold for public improvement or use, shall be subject to the service fees as are hereinafter provided. The entity responsible for the collection of the fees and for the disbursement of and accounting for the funds is the Pine Ridge Property Owners Association, Inc., a not for profit Florida corporation. The operation of the Corporation shall be governed by the Bylaws of the Corporation. The Bylaws may be amended in the manner provided for therein, but no amendment to said Bylaws shall be adopted which will effect or impair the validity or priority of any mortgage covering or encumbering any Lot or which would change Section 10.03 herein pertaining to the amount and fixing of fees.
- 10.02 Every owner of any of said Lots, whether he or she has acquired the ownership by purchase, gift, conveyance, or transfer by operation of law, or otherwise, and every lessee who leases any of said Lots from the Subdivider shall be a member of the Corporation and shall be bound by the Certificate of Incorporation and Bylaws of the Corporation and these Deed Restrictions as they may exist from time to time. Membership shall consist of Class A membership only. Each Lot owner of a Lot so conveyed (deeded) shall automatically become a Member of this Corporation. Membership shall cease and terminate upon the sale, transfer or disposition of the Member's Lot. Members shall be entitled to one vote in the affairs of the Corporation for each Lot, tract or parcel owned by said Member. In the event a Lot, tract or parcel is owned by a corporation, partnership or other such entity, the membership resulting thereto shall nevertheless have only one vote which shall be exercised by the owner or person designated in writing by the officers, principals or partners of said entity as the one entitled to cast the vote for the membership concerned. Where a Lot, tract or parcel is owned by more than one natural person, including a husband and wife, no voting certificate or written designation shall be necessary, but only one (1) vote may be cast per Lot, tract or parcel, and such vote shall be cast as the co-owners of such Lot, tract or parcel determine among themselves. Notwithstanding, where a Lot is divided, resubdivided or altered in accordance with Section 3.01, a voting certificate must be filed with the Secretary naming one owner with the voting right for this divided, resubdivided, or altered Lot. A voting certificate must be filed within sixty (60) days of receipt of approval for the division, resubdivision or alteration of the size of a Lot by the Architectural Design Committee. This voting certificate will remain valid until such time as the Lot is sold or again altered, or subsequent voting certificate.
- 10.03 The annual fees to be paid to the Corporation for maintenance and upkeep as is further described herein for each and every said Lots subject thereto, shall be as follows:

FEE SCHEDULE

Neighborhood District ¹	Fee Factor	Initial Fee	Increased Fee
Country Club Estates	Base Rate ²	\$ 79.20	\$ 95.04
Hollywood Park Estates	Base Rate	\$ 79.20	\$ 95.04
Monmouth Park Estates	1.25 x Base Rate	\$ 99.00	\$ 118.80
Arlington Park Estates	1.5 x Base Rate	\$ 118.80	\$ 142.56
Belmont Park	2 x Base	\$ 158.40	\$ 190.08

¹ The various Lots in each Neighborhood District are more fully described in "Addendum C", attached hereto and made a part hereof.

² The initial Base Rate is \$ 79.20 per year. Any fee adjustments shall be made only to the Base Rate as provided in Section 10.03 of these restrictions and the fee factor shall not be changed.

Estates	Rate		
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If a Lot is divided, resubdivided, or the size-altered in accordance with Section 3.01 and Section 9.01, the owner shall pay his or her proportionate fair share based on the percentage of ownership of the divided, resubdivided or altered Lot. By way of example, if the owner of Lot 1 in Country Club Estates and the owner of Lot 3 in Country Club Estates decide to purchase the Lot between their Lots, Lot 2, and divide Lot 2 equally amongst them, the owner of Lot 1 would pay \$79.20 for his existing Lot 1 and \$39.60 for half of Lot 2. The same would be paid by the owner of Lot 3. Owner of Lot 1 and Lot 3 will each receive a bill for \$118.80. However, if Lot 2 is divided 60% to Lot 1 and 40% to Lot 3, then the owner of Lot 1 would pay \$79.20 for his existing Lot 1 and \$47.52 for Lot 2, reflecting 60% percent of the maintenance and upkeep fee for Lot 2. The owner of Lot 3 would pay \$79.20 for his existing Lot 3 and \$31.68 for Lot 2, reflecting 40% percent of the maintenance and upkeep fee for Lot 2. Said fees shall be due and payable in advance on or before the first day of each and every year for the next succeeding year or at such other reasonable intervals as the Corporation, by its Board of Directors, may determine. Initial fees shall commence the month following the month of conveyance. If a judgment of foreclosure is entered, and/or other judicial sale of a Lot is made, then the buyer at such foreclosure or other judicial sale shall be obligated to pay the pro rata portion of these maintenance fees from the time of purchase, including the remainder of the year in which the judicial sale was made. The Corporation shall further have the authority to charge interest at the highest rate allowable by law on any unpaid assessment or installment, and shall further have the authority to charge an administrative late fee in an amount not to exceed the greater of Twenty Five (\$25.00) Dollars or five (5%) percent of the amount of each installment that is paid past the due date. Any payment received by the Corporation and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorneys' fees incurred in collection, and then to the delinquent assessment. This applies notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. The Corporation may increase said base rate (but not the fee factor), from time to time as is hereinafter provided. Said base rate may be increased or decreased by the Corporation except that the said base rate shall not be raised more than twenty-five percent (25%) of the then existing base rate during any one calendar year. Said base rate may not be raised to a sum more than double the initial base rate without the joint consent for any increase thereafter of the owners of record of not less than fifty-one percent (51%), in number, of all the owners of deeded Lots subject thereto who actually vote for or against said increase including the owners of those deeded Lots covered by other restrictions contained in similar provisions affecting other Lots shown on plats of units of Pine Ridge Subdivision whether recorded now or in the future, and said base rate is decreased or extinguished by the Corporation, the service provided by the Corporation may be decreased or extinguished so that the Corporation shall not be required to pay more for the services hereinafter enumerated than is collected by said fees. In regard to said joint consent, the owner of such deeded Lot shall be entitled to one vote for each said Lot owned by him and each said Lot shall not be entitled to more than one vote after members become voting members of the Corporation (except for the vote required to change the base rate). In addition to the maintenance fees authorized above, the Corporation may levy, in any one year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement or a capital improvement in any of those areas hereinafter set forth in Section 10.13, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for that purpose. Notwithstanding the foregoing, the requirement to obtain a two-thirds (2/3) vote of the members at a duly called meeting shall not apply where a special assessment is levied for necessary maintenance or for an emergency special assessment, as determined in the sole discretion of the Board of Directors of the Corporation. The Corporation may establish special benefit subdistricts within all the Pine Ridge Subdivision including those Units affected by these Restrictions and those Units in Pine Ridge Subdivision affected by other similar restrictions for the purpose of levying special assessments or capital improvements of primary benefit to the properties located in the particular subdistrict affected, in which case the special assessments would be levied against and applied only to properties within said subdistrict and would require the assent of two-thirds (2/3) of the votes of the members within said affected subdistrict only. In the event street lighting is not provided by a special taxing district then these restrictions and the initial fee set forth hereto may be amended to provide for the reasonable cost of street lighting.

- 10.04 In the event any sales taxes or other taxes are required to be paid or collected on said fees by any governmental authority, said taxes shall be added to the fee due from time to time.
- 10.05 The Corporation shall not make a profit from the collection of said fees or from the furnishings of services hereinafter enumerated and all of said fees shall be appropriated and spent for things hereinafter enumerated, except that the Corporation may apply a reasonable portion thereof to be retained as reserves for various contingencies. Said fees shall not be spent or used for any development costs of the Subdivider or for the Subdivider or for the maintenance and upkeep of the area of any rights-of-way immediately adjoining any Lots owned by the Subdivider prior to the first conveyance or lease of said Lots by the Subdivider. The Corporation shall account to said Lot owners as to the method of spending of said funds at least once each and every calendar year commencing with the year 1990. Said accounting shall be made in conformity with generally accepted accounting principles applied on a consistent basis and if said account is certified by a Certified Public Accountant then the accounting shall be conclusively presumed to be accurate as set forth therein.
- 10.06 The Corporation may commingle the sums collected hereunder with those collected under other similar provisions of other recorded restrictions affecting other lands shown on plats of Pine Ridge Subdivision recorded now or in the future in the Public Records of Citrus County, Florida, which funds are intended thereby to be used for similar purposes.
- 10.07 Each such fee and interest thereon and reasonable court costs and legal fees expended in the collection thereof shall, from the date it is due, or expended, constitute a lien on the Lot or property with respect to which it is due. The Corporation may take such action as it deems necessary to collect overdue fees by personal action or by enforcing and foreclosing said lien and the Corporation may negotiate disputed claims or liens and settle or compromise said claims. The Corporation shall be entitled to bid at any sale held pursuant to a suit to foreclose said lien and to apply as a cash credit against its bid, all sums due the Corporation covered by the lien foreclosed. In the case of such foreclosure, the Lot owner shall be required to pay a reasonable rental for the Lot, and the Plaintiff in such foreclosure shall be entitled to the appointment of a receiver to collect the same. The Corporation may file for record in the office of the Clerk of the Circuit Court for Citrus County, Florida on and after sixty (60) days after a fee is overdue, the amount of said overdue fee, together with the interest and costs thereon and a description of the Lot and the name of the owner thereof and such additional information as may be desirable, and upon payment in full thereof, the Corporation shall execute a proper recordable release of said lien.
- 10.08 Said lien shall be subordinate to any institutional first mortgage or first trust. Where an institutional first mortgage or lender of record or other purchaser of a Lot obtains title to the Lot as a result of foreclosure of said mortgage or where an institutional first mortgagee of record accepts a deed to said Lot in lieu of foreclosure, such acquirer of title, his successors and assigns shall not be liable for fees due to the Corporation pertaining to such Lot and chargeable to the former Lot owner of such Lot which became due prior to acquisition of title as a result of the foreclosure, or the acceptance of such deed in lieu of foreclosure. The term "institutional first mortgagee" is defined as a State or Federal bank, or savings and loan association, or an insurance company, trust company, savings bank or credit union. Notwithstanding any term herein to the contrary, for all mortgages encumbering a Lot or Tract and recorded in the Public Records after [Editor's Note: Inserted here will be the date of filing these amendments in the Public Records], the provisions of Section 720.3085, Fla. Stat., as now exist or may hereafter be amended, shall apply to the mortgagee's obligation for the payment of assessments or other charges accruing prior to the date the mortgagee obtains title to the Lot or Tract. In addition, and notwithstanding the foregoing, any other purchaser or other person who otherwise acquires title at a foreclosure sale shall be governed at all times by the provisions of Chapter 720, Fla. Stat., as may now exist or may hereafter be amended from time to time. A Parcel Owner is jointly and severally liable with the previous Parcel Owner for all unpaid assessments that came due up to the time of transfer of title, including but not limited to foreclosure and/or deed in lieu of foreclosure except as provided under law pursuant to Section 720.3085, Fla. Stat., as same may be amended from time to time.
- 10.09 Any person who acquires interest in a Lot, except through foreclosure of an institutional first mortgage of record (or deed in lieu thereof), including purchasers at judicial sales, shall not be entitled to occupancy of the Lot until such time as all unpaid fees due and owing by the former Lot owner have been paid.

- 10.10 The Corporation shall have the right to assign its claim and lien rights for the recovery of any unpaid fees to any Lot owner or group of Lot owners or to any third party.
- 10.11 The purchasers or lessees of Lots or parcels in the Subdivision by the acceptance of deeds or leases therefore, whether from the Subdivider or subsequent owners or lessees of such Lots, shall become personally obligated to pay such fees including interest upon Lots purchased by them, and if payment is not made as provided for herein, said fees shall constitute a lien on the said Lot as otherwise provided for herein, and the Corporation shall have and retain the right or power to bring all actions for the collection of such fees and interest and the enforcement of the lien securing the same. Such right and power shall continue in the Corporation and its assigns and such obligation is to run with the land so that the successors or owners of record of any portion of such property shall in turn become personally liable for the payment of such fees and interest which shall have become due during their ownership thereof.
- 10.12 The Subdivider or its successors or assigns shall not be obligated to pay to the Corporation any fees upon any of said Lots owned by the Subdivider which are subject thereto, prior to the first conveyance or lease of said Lots by the Subdivider, but shall be obligated to pay any such fees for any Lot or Lots reacquired from successive owners of said Lots.
- 10.13 The Corporation shall apply the proceeds received from such fees towards the payment of cost of any of the following matters and things in any part of Pine Ridge Subdivision, but only until such time as they are adequately provided for by governmental authority, whether within the units partially or fully restricted by other restrictions recorded or intended to be recorded or recorded in the future in the Public Records of Citrus County, Florida, affecting properties located in Pine Ridge Subdivision, namely:
1. Improving or maintaining such rights-of-way, swales, parks, fountains, trails, bikeways, recreation areas for which no other fees are charged by the Subdivider, and other open spaces, including all grass plots and other planted areas within the line of rights-of-way, which areas exist for the general benefit of all Lot owners in Pine Ridge Subdivision or for the general public, whether or not a reservation for the public is dedicated or recorded and whether or not said areas are owned by the Subdivider or the Corporation or any third person, and whether or not said areas are dedicated rights-of-way now existing or hereafter created and whether or not they shall be maintained for public use or for the general benefit of the owners of Lots or parcels within said Subdivision and their successors in interest, insofar as such are not adequately provided by governmental authority. Such maintenance may include, but shall not be limited to the maintenance of any improvements on the areas enumerated above, the cutting of grass, plantings, bushes, hedges and removing of grass and weeds therefrom and all other things necessary and desirable in order to keep the Subdivision and the streets and public area enumerated neat, attractive and in good order.
 2. The installation cost and maintenance of all devices necessary for the protection of the public where any designated equestrian trail intersects any public street or road within said Subdivision.
 3. The cleaning and lighting of streets, walkways, pathways, trails, bikeways and public areas within or bordering upon the Subdivision, collecting and disposing of debris and litter therefrom but only until such time as such are adequately provided for by governmental authority.
 4. Taxes and assessments, if any, which may be levied upon any of the properties described in Section 10.13, paragraphs 1 through 6, and due and payable by the Corporation.
 5. Liability, property damage and other insurance.
 6. The Corporation shall have the right, from time to time, to expend said proceeds for other purposes, and to make expenditures for capital improvements not inconsistent herewith, for the community health, safety, welfare, aesthetics, or better enjoyment of the community.

- 10.14 The enumeration of the matters and things for which the proceeds may be applied shall not require that the Corporation actually spend the said proceeds on all of said matters and things or during the year that said fees are collected and the Corporation shall apportion the monies between said matters and things and at such times as it may determine in its sole judgment to be reasonably exercised.
- 10.15 No Lot owner, parcel owner or lessee shall be excused from the payment of the fees provided for herein because of his or her failure to use any of the said facilities to be maintained or improved.
- 10.16 The Corporation may assign its rights, duties, and obligations under this Section, including its right to collect said fees and to have same secured by a lien and its obligation to perform the services required hereunder, by recording an appropriate assignment document in the Official Records of Citrus County, Florida, making said assignment.
- 10.17 Reference herein to the fees shall include the fees set forth and shall also include such reasonable collection expenses, court costs and attorney's fees as may be expended in the collection of said fees.

NOW, THEREFORE, The Corporation does hereby amend Section 10.18 of the Declarations for the purpose of clarification, to read as follows: Other than for replacement of existing capital assets, the spending powers of the Corporation shall be restricted in the area of capital improvement projects as follows:

- (1) Prior to the initiation of any new capital¹ improvement project in excess of \$ 3,000², the Board of Directors of the Corporation shall be required to prepare and approve by a majority vote of the entire Board an amended five-year capital improvement expenditure plan, which makes provision for the proposed new capital improvement project. The total dollar amount of the project shall include:
- (a) estimates of initial installation costs, including related infrastructure expenditures; and,
 - (b) estimates of the annual operating expenses related to the project including debt service, maintenance, salaries, fringe benefits and other required costs pertaining to the project.
- (2) Prior to the initiation of any new capital improvement project which has a total dollar amount in excess of \$ 50,000³, or ten percent (10%) of the Corporation's annual revenue, whichever is greater⁴, the Board shall meet the requirements of paragraph (1) above, and all of the following:
- (a) The Board shall be required to show proposed funding resources. If funds will be borrowed, the Board shall show how much and on what terms.
 - (b) The Board shall then make a determination as to the viability of the proposed project. This will require a majority vote of the entire Board, (e.g. if the Board is comprised of five members, then at least three Board members must vote affirmatively as to its viability).
 - (c) The Board shall then notify all members in writing at least sixty (60) days prior to voting by the Members on the project. This notification shall specify (i) the date for an information meeting; (ii) the date for Member voting; (iii) review of the community needs based on fact; (iv) the financial data relevant to the project; and, (v) a proxy and ballot for the vote with a return envelope marked "BALLOT".
 - (d) At the information meeting, the community needs for the project will be discussed and the financial data relevant to the project will be presented. No other corporate business shall be conducted at this meeting. Discussion of the project will be limited to one hour with time equally divided between those in support of and those against the project.

¹ A "capital" expenditure is defined as an addition to the asset base of the Corporation with a life span of more than one (1) year.

² This limit shall be adjusted for inflation according to the U.S. Government Consumer Price Index using calendar year 1998 as the base year.

³ This limit shall be adjusted for inflation according to the U.S. Government Consumer Price Index using calendar year 1998 as the base year.

⁴ It is understood that the Board of Directors alone may authorize multiple separate capital improvement projects in a calendar year provided each project does not exceed the \$ 50,000/10% threshold. However, structuring one project in such a way in order to circumvent the \$ 50,000/10% threshold is not allowed.

(e) Member approval of such project shall be a simple majority (50% plus one) affirmative vote of all voting Members who participate in the vote. Upon an affirmative vote, the Board may then proceed with the approved project.

11.01 Additional Restrictions

Pursuant to assignment by the successor developer, Pine Ridge Estates by Citrus Hills (PRECH), recorded at Book 1336, Pages 1416-1426 Public Records of Citrus County, Florida, the Pine Ridge Property Owners Association, Inc., may make reasonable modifications, amendments or additions to these restrictions applicable to said Lots. Any such additional restrictive covenants or modifications or amendments thereto shall not affect the rights and powers of any mortgagee under said mortgages and provided further that any additional restrictions, covenants or modifications or amendments shall not change Section 10.03 herein pertaining to the amount and fixing of fees. PRECH shall retain the right of exemption from payment of maintenance fees as to its remaining undeeded property.

11.02 The procedure for amending the restrictions shall include both of the following:

1. Any amendment shall be approved by a simple majority vote of the entire Board of Directors of the Pine Ridge Property Owners Association, Inc.
2. Any amendment so approved by the Board of Directors must be approved by a simple majority vote of Members who participate in the vote, after notice to all Members.

12.01 Definition of "Successors and Assigns"

As used in these restrictions, the words "successors and assigns" shall be deemed to refer to an individual purchaser of a Lot or Lots in the Subdivision from the Subdivider, but shall be deemed to refer to the successors or assigns of legal or equitable interests of the Subdivider, who are designated as such by an instrument in writing signed by the Subdivider and recorded among the Public Records of Citrus County, Florida, specifically referring to this provision of these restrictions.

13.01 Duration of Restrictions

These covenants and restrictions are to run with the land and shall be binding upon the undersigned and upon all the parties and all persons claiming under them.

14.01 Remedies for Violations

The Corporation or an owner of any of the Lots subject to this Declaration, may enforce these covenants and restrictions by proceeding at law or in equity against any person or persons violating, or attempting to violate, any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants and restrictions. A failure by the Corporation or an owner of a Lot, to enforce any provision contained herein shall in no event be deemed a waiver of the right to proceed with such enforcement at any time thereafter. The Association shall further have the authority to levy fines and common area use suspensions in accordance with the Bylaws and with the applicable provisions of Florida law, as amended from time to time. Should the Corporation bring any action or suit, in law or equity or both, to enforce the provisions of this Declaration, they shall be entitled, in addition to all other relief offered by law, to their reasonable attorney's fees and costs of bringing the action or suit, including any appeals. All such fees and costs expended in the enforcement of this Declaration, including any and all attorneys' fees and costs incurred prior to a lawsuit being filed shall constitute a lien on the Lot or property with respect to which the enforcement is sought, and shall be collectible the same as delinquent fees as set forth in Article 10.00 hereof.

14.02 All properties and lots described as community property owners and governed by Pine Ridge Property Owners Association, Inc. shall be subject to all Deed Restrictions and enforcement.

15.01 Validity of Provisions

If any provision of these Declarations is held to be invalid, such invalidity shall not affect the remaining provisions of the Declarations.

15.02 Notwithstanding any other provision of this Declaration, as amended, unified and restated to the contrary, Parcel 1, Parcel 2, Parcel 3 and Parcel 4 all as described in Attachment A, attached hereto and by this reference made a part hereof shall be released, remised, freed, exonerated, withdrawn and discharged from the rights, obligations, restrictions and effect of the Declaration,

as amended, unified and restated, effective as follows. The provisions of this Section shall be effective for Parcel 1 upon the adoption of these amendments to this Declaration. The provisions of this Section shall be effective for Parcel 2, upon the review and approval of the Board of new deed restrictions for Parcel 2, upon the submission of new deed restrictions by Gulf to Lakes, as provided in the Settlement Agreement dated June 2000, as amended, which require the use of the lots to be of like or equal nature and equal or better standards than the then rights, obligations, restrictions contained in this Declaration. The provisions of this section shall be effective for Parcel 3 and 4 upon the review and approval by the Board of new deed restrictions for Parcels 3 and 4 to limit the use to those parcels to school and YMCA use respectively.

Exhibit A

Parcel 1 (Unit III properties)

That portion of Pine Ridge Unit III, as more particularly described as:

Lots 12-31, Block 307; Lots 5-28, Block 308; Lots 9-18, Block 311; Lots 5-7, Block 312; Lots 9-17, Block 313; that portion of Tract 27 which abuts the aforementioned lots; and those portions of Boxholder Drive, Buckeye Court, Birch Drive, Bluegum Court and Calabar Place which abut the aforementioned lots, of Pine Ridge Unit Three Plat, as recorded in Plat Book 8, Page 51 of the Public Records of Citrus County, Florida. All as more particularly depicted in the map attached to Exhibit "A" of the Settlement Agreement between Gulf to Lakes Associates, Ltd and Pine Ridge Service Corporation, Inc., dated January 11, 2000.

Parcel 2 (Unit II residential properties)

That portion of Pine Ridge Unit II, as more particularly described as:

Lots 4-12, Block 190; Lots 1-10, Block 191; Lots 6-10, Block 194; Lots 1-10; Block 195; Lots 1-17 and DRA therein, Block 196; Lots 10-17 and DRA to west of Lot 17, Block 197; that portion of Tracts 34 and 35 abutting the aforementioned lots; and those portions of Deputy Drive, Colt Street and Horseback Avenue which abut the aforementioned lots of Pine Ridge Unit Two Plat, as recorded in Plat Book 8, Page 37 of the Public Records of Citrus County, Florida. All as more particularly depicted in the map attached to Exhibit "B" of the Settlement Agreement between Gulf to Lakes Associates, Ltd and Pine Ridge Service Corporation, Inc., dated January 11, 2000; less Parcel 3 and 4 below.

Parcel 3 (School parcel)

A parcel of land lying in Section 20, Township 18 South, Range 18 East, Citrus County, Florida, comprised of a portion of Lot 12, Block 190; Lots 1 & 2 and a Portion of Lots 3 & 4, Block 191; a portion of Lots 7, 8, 9 & 10, Block 195; a portion of the drainage retention area, Block 196; a portion of Deputy Drive (60 feet wide) and a portion of Horseback Avenue (60 feet wide) lying between the aforementioned portions of Blocks 190, 191, 195 & 196, all of Pine Ridge Unit Two, as recorded in Plat Book 8, Pages 37 through 50, of the Public Records of Citrus County, Florida, said parcel being more particularly described as follows:

Commencing at the Easternmost corner of Lot 5, Block 191 of said Pine Ridge Unit Two; Thence S89°14'11"W along the Southerly line of said Block 191, 935.43 feet, to the Point of Beginning; thence continue S89°14'11"W along the Southerly line of Block 191, across Horseback Avenue (60 feet wide) and along the Southerly line of Block 190, 1320.00 feet; thence departing said Southerly line, N00°45'49"W, through Lot 12, Block 190, across Deputy Drive (60 feet wide) and into the Drainage Retention Area in Block 196, 780.00 feet; thence N89°14'11"E, along a line that lies 780.00 feet Northerly of (as measured perpendicular to and running parallel with) the aforementioned Southerly line of Block 190 & 191, through the Drainage Retention Area in Block 196, across the aforementioned Horseback Avenue, through Lots 10 & 9 and into Lot 8, Block 195, to a radial intersection with a circular curve, concave Northeasterly and having a radius of 504.57 feet; thence departing said parallel line, Southeasterly along said curve through Lot 8 and into Lot 7 of Block 195, 272.49 feet; through a central angle of 30°56'30" and a chord bearing a distance of S16°14'03"E, 269.19 feet, to the point of reverse curvature with a circular curve, concave Southwesterly and having a radius of 1012.45 feet; thence Southeasterly, along said curve and through said Lot 7, across Deputy Drive and through Lots 3 & 4 of Block 191, 546.76 feet, through a central angle of 30°56'30" and a chord bearing and distance of S16°14'03"E, 540.14 feet, to a radial intersection with the aforementioned Southerly line of Block 191 and the Point of Beginning.

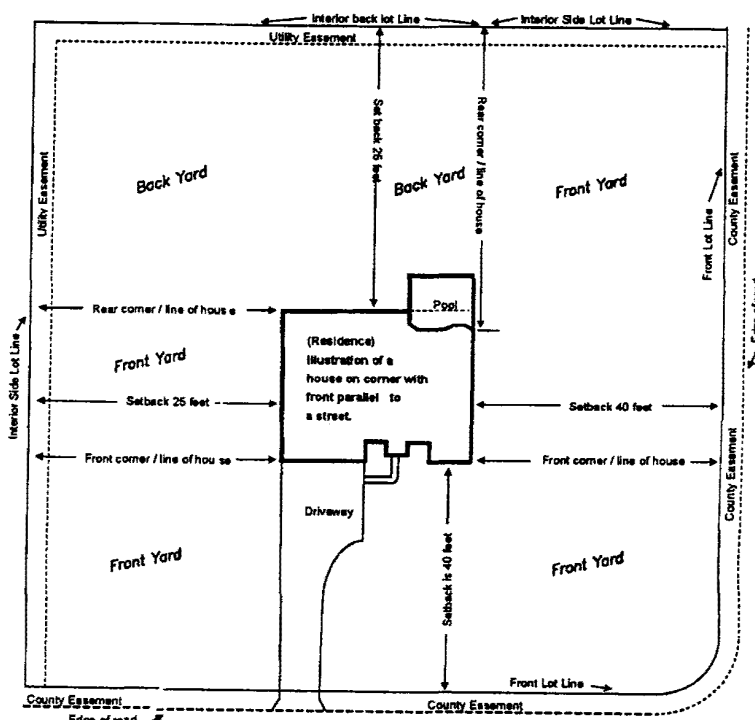
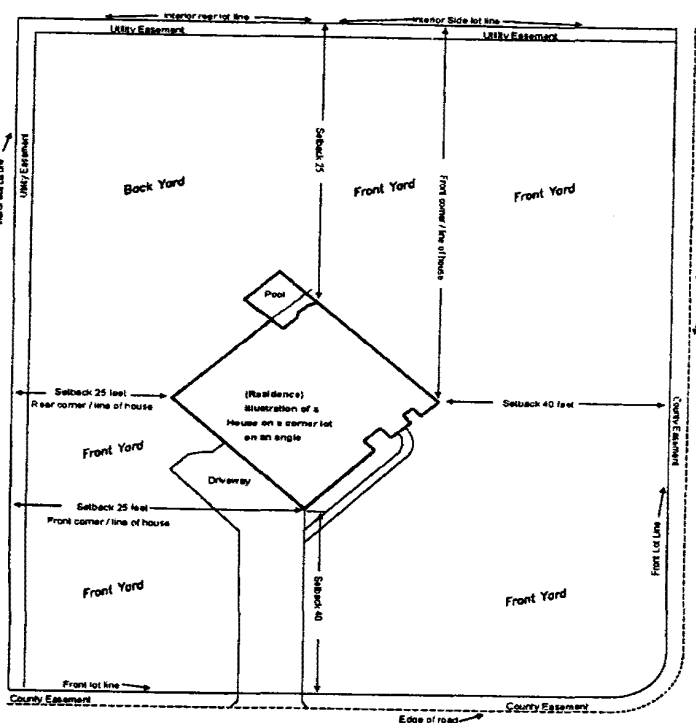
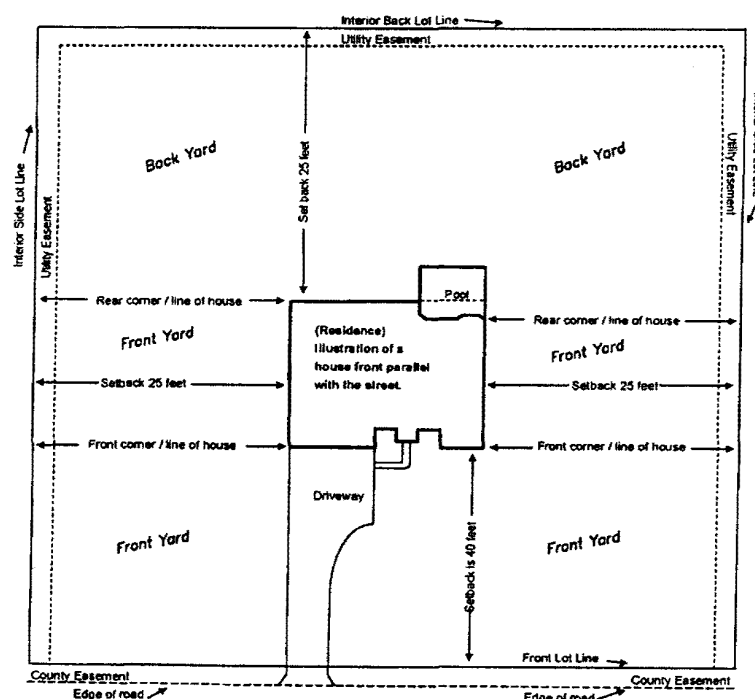
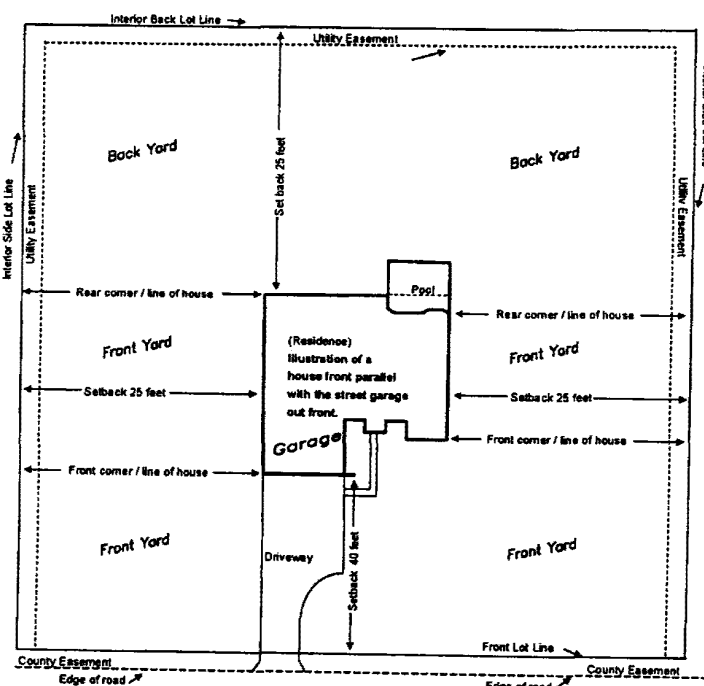
Containing 21.93 acres, more or less.

Parcel 4 (YMCA parcel)

A parcel of land lying in Section 20, Township 18 South, Range 18 East, Citrus County, Florida, comprised of a portion of Lots 3 & 4 and Lots 5 & 6 and the Drainage Right-of-Way lying between Lots 6 & 7, and a portion of Lot 7, all of Block 191; a portion of Lots 6, 7 & 8, Block 195; and a portion of Deputy Drive (60 feet wide) lying between the aforementioned portions of Blocks 191 and 195, all of Pine Ridge Unit Two, as recorded in Plat Book 8, Pages 37 through 50, of the Public Records of Citrus County, Florida, said parcel being more particularly described as follows:

Beginning at the Easternmost corner of said Lot 5, Block 191; thence S89°14'11"W, along the Southerly line of said Block 191, 935.43 feet, to a radial intersection with a circular curve, concave Southwesterly and having a radius of 1012.45 feet; thence departing said southerly line, Northwesterly, along said curve and through Lots 4 & 3 of Block 191, across Deputy Drive and into Lot 7 of Block 195, 546.76 feet, through a central angle of 30°56'30" and a chord bearing and distance of N16°14'03"W, 540.14 feet, to the point of reverse curvature with a circular curve, concave Northeasterly and having a radius of 504.57 feet; thence Northwesterly, along said curve and through Lot 7 and into Lot 8 of Block 195, 272.49 feet, through a central angle of 30°56'30" and a chord bearing and distance of N16°14'03"W, 269.19 feet, to a radial intersection with a line that lies 780.00 feet Northerly of (as measured perpendicular to and running parallel with) the aforementioned southerly line of Block 191; thence N89°14'11"E, along said parallel line and through Lots 8, 7 & 6, Block 195, across Deputy Drive and through Lot 7 of Block 191, 1156.46 feet, to its intersection with the Easterly line of said Lot 7; thence S00°23'07"E, along said Easterly line and the Easterly line of the Drainage Right-of-Way lying between said Lot 7 & Lot 6 and the Easterly line of Lot 6, all of Block 191, 780.02 feet, to the Point of Beginning.

Containing 18.50 acres, more or less.
Lot Illustrations



IN WITNESS WHEREOF, Pine Ridge Property Owners Association, Inc., a Florida not-for-profit corporation, has hereunto set its hand, the 16 day of November, 2015.

PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation.

WITNESSES:

Ilona M. Clark

ILONA M. CLARK

By: Jamey Clavis
Jamey Clavis, Pres.

Joyce Thomas

JOYCE THOMAS

By: Fred Bresnahan
Fred Bresnahan, Sec.

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared Cheryll Sedlock and Joan Kohler, as Authorized Agents of Pine Ridge Property Owners Association, Inc., personally known to me to be the persons described in and who executed the foregoing instrument.

Witness my hand and official seal, this 16 day of November, A.D. 2015



Gail A. Denny
Notary Public

ADDENDUM A

PINE RIDGE UNIT THREE

COUNTRY CLUB ESTATES

No residence having a living area of less than eighteen hundred (1800) square feet (excluding porches, garages, carports and other accessory buildings not completely enclosed and not intended as living quarters for humans) shall be erected on the Lots as designated below, of Pine Ridge Unit Three.

<u>BLOCK</u>	<u>LOTS</u>
44	1-20
45	1-16
46	1-7
47	1-14
59	1-6
60	1-19
61	1-33

On all other Lots in Unit Three and Units One, Two, Four, Five and Six, no residence having a minimum living area of less than sixteen hundred (1600) square feet shall be erected.

ADDENDUM B

PINE RIDGE UNIT ONE

HOLLYWOOD PARK ESTATES

The stabling of horses or ponies shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any one of said Lots exceed two (2) adult horses or ponies, two years of age or older and four (4) horses or ponies under the age of two years, provided they are the offspring of one of the said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
78	1-21	96	1-11	114	1-30	132	1-12
79	1-8	97	1-11	115	1-7	133	1-16
80	1-7	98	1-12	116	1-23	134	1-23
81	1-8	99	1-11	117	1-16	135	1-20
82	1-10	100	1-35	118	1-21	136	1-20
83	1-28	101	1-8	119	1-12	137	1-8
84	1-39	102	1-8	120	1-20	138	1-3
85	1-5	103	1-7	121	1-13	139	1-34
86	1-10	104	1-13	122	1-11	140	1-40
87	1-10	105	1-13	123	1-13	141	1-16
88	1-9	106	1-6	124	1-13	142	1-9
89	1-8	107	1-11	125	1-13	143	1-20
90	1-18	108	1-9	126	1-10	144	1-16
91	1-20	109	1-12	127	1	145	1-7
92	1-7	110	1-8	128	1-12	146	1-22
93	1-19	111	1-10	129	1-25		
94	1-17	112	1-13	130	1-22	259	1-12
95	1-18	113	1-10	131	1-9	275	1-17

MONMOUTH PARK ESTATES

The stabling of horses or ponies shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any one of said Lots exceed two (2) adult horses or ponies, two years of age or older and four (4) horses or ponies under the age of two years, provided they are the offspring of one of the said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
234	1-25	245	1-11	257	1-9	268	1-24
235	1-7	246	1-4	258	1-7	269	1-16
236	1-3	247	1-12	259	13-20	270	1-35
237	1-6	248	1-7	260	1-18	271	1-18
238	1-13	250	1-11	261	1-10	272	1-13
239	1-7	251	1-8	262	1-16	273	1-5
240	1-10	252	1-4	263	1-6	274	1-18

241 1-9 253 1-14 264 1-6 276 1-6

PINE RIDGE UNIT ONE (Continued)

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
242	1-9	254	1-19	265	1-6	277	1-12
243	1-12	255	1-12	266	1-10		
244	1-16	256	1-3	267	1-15		

PINE RIDGE UNIT TWO

ARLINGTON PARK ESTATES

The stabling of horses or ponies shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any one of said Lots exceed three (3) adult horses or ponies, two years of age or older and six (6) horses or ponies under the age of two years, provided they are the offspring of one of the said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
147	1-4	166	1-3	180	1-13	196	1-17
148	1-8	167	1-10	181	1-11	197	1-17
149	1-8	168	1-11	182	1-6	198	1-28
150	1-5	169	1-21	183	1-17	199	1-22
151	1-5	170	1-11	184	1-4	200	1-6
152	1-9	171	1-14	185	1-11	206	1-11
153	1-8	172	1-6	188	1 & 2	207	1-13
154	1-11	173	1-9	189	1-3	208	1 & 2
155	1-7	174	1-11	190	1-12	209	1-9
159	1-11	175	1 & 2	191	1-11	219	1 & 2
161	1-16	176	1-9	192	1-4	220	1-4
162	1-16	177	1-5	193	1 & 2	223	1-10
163	1-19	178	1-5	194	1-10	224	1-13
164	1-7	179	1	195	1-10	233	1 & 2
165	1-8						

BELMONT PARK ESTATES

The stabling of horses or ponies shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any one of said Lots exceed six (6) adult horses or ponies, two years of age or older and six (6) horses or ponies under the age of two years, provided they are the offspring of one of the said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
156	1-6	204	1-5	215	1-8	226	1-5
157	1	205	1-5	216	1-6	227	1-6
158	1-4	210	1-9	217	1-8	228	1-6
160	1-14	211	1-9	218	1-8	229	1-3
201	1-3	212	1-22	221	1-6	230	1-6
202	1-13	213	1-7	222	1-5	231	1-6
203	1-5	214	1-7	225	1-19	232	1-9

PINE RIDGE UNIT THREE

HOLLYWOOD PARK ESTATES

The stabling of horses or ponies shall be permitted on Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any one of said Lots exceed two (2) adult horses or ponies, two years of age or older and four (4) horses or ponies under the age of two years, provided they are the offspring of one of the said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>
77	5-11, 13-14, 19
278	1-19
291	1-14
293	1-16
303	1-7

PINE RIDGE UNIT FOUR

Not permitted.

PINE RIDGE UNIT FIVE

The stabling of horses or ponies shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any of said Lots exceed two (2) adult horses or ponies, two years of age or older and four (4) horses or ponies under the age of two years, provided they are the offspring of one of said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>
138	4
147	5-11
363	1-15
364	1-11

PINE RIDGE UNIT SIX

The stabling of horses or ponies shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of horses or ponies on any of said Lots exceed two (2) adult horses or ponies, two years of age or older and four (4) horses or ponies under the age of two years, provided they are the offspring of one of the said adult horses or ponies.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
248	10-44	358	1-18
251	9-32	359	1-6
257	11-22	360	1-11
356	1-7	361	1-32
357	1-27	362	1-15

ADDENDUM C

PINE RIDGE UNIT ONE

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
78	1-21	96	1-11	114	1-30	132	1-12
79	1-8	97	1-11	115	1-7	133	1-16
80	1-7	98	1-12	116	1-23	134	1-23
81	1-8	99	1-11	117	1-16	135	1-20
82	1-10	100	1-35	118	1-21	136	1-20
83	1-28	101	1-8	119	1-12	137	1-8
84	1-39	102	1-8	120	1-20	138	1-3
85	1-5	103	1-7	121	1-13	139	1-34
86	1-10	104	1-13	122	1-11	140	1-40
87	1-10	105	1-13	123	1-13	141	1-16
88	1-9	106	1-6	124	1-13	142	1-9
89	1-8	107	1-11	125	1-13	143	1-20
90	1-18	108	1-9	126	1-10	144	1-16
91	1-20	109	1-12	127	1	145	1-7
92	1-7	110	1-8	128	1-12	146	1-22
93	1-19	111	1-10	129	1-25		
94	1-17	112	1-13	130	1-22	259	1-12
95	1-18	113	1-10	131	1-9	275	1-17

The following Lots shall be known and designated as MONMOUTH PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
234	1-25	245	1-11	257	1-9	268	1-24
235	1-7	246	1-4	258	1-7	269	1-16
236	1-3	247	1-12	259	13-20	270	1-35
237	1-6	248	1-7	260	1-18	271	1-18
238	1-13	250	1-11	261	1-10	272	1-13
239	1-7	251	1-8	262	1-16	273	1-5
240	1-10	252	1-4	263	1-6	274	1-18
241	1-9	253	1-14	264	1-6	276	1-6

PINE RIDGE UNIT ONE (Continued)

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
242	1-9	254	1-19	265	1-6	277	1-12
243	1-12	255	1-12	266	1-10		
244	1-16	256	1-3	267	1-15		

PINE RIDGE UNIT TWO

The following Lots shall be known and designated as ARLINGTON PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
147	1-4	166	1-3	181	1-11	198	1-28
148	1-8	167	1-10	182	1-6	199	1-22
149	1-8	168	1-11	183	1-17	200	1-6
150	1-5	169	1-21	184	1-4	206	1-11
151	1-5	170	1-11	185	1-11	207	1-13
152	1-9	171	1-14	188	1 & 2	208	1 & 2
153	1-8	172	1-6	189	1-3	209	1-9
154	1-11	173	1-9	190	1-12	219	1 & 2
155	1-7	174	1-11	191	1-11	220	1-4
159	1-11	175	1 & 2	192	1-4	223	1-10
161	1-16	176	1-9	193	1 & 2	224	1-13
162	1-16	177	1-5	194	1-10	233	1 & 2
163	1-19	178	1-5	195	1-10		
164	1-7	179	1	196	1-17		
165	1-8	180	1-13	197	1-17		

The following Lots shall be known and designated as BELMONT PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
156	1-6	204	1-5	215	1-8	226	1-5
157	1	205	1-5	216	1-6	227	1-6
158	1-4	210	1-9	217	1-8	228	1-6
160	1-14	211	1-9	218	1-8	229	1-3
201	1-3	212	1-22	221	1-6	230	1-6
202	1-13	213	1-7	222	1-5	231	1-6
203	1-5	214	1-7	225	1-19	232	1-9

PINE RIDGE UNIT THREE

The following Lots shall be known and designated as COUNTRY CLUB ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
2	1-4	38	1-20	76	1-30	317	1-12
3	1-13	39	1-12	77	1-4	318	1-10
4	1-14	40	1-17	77	12,15-18		
5	1-26	41	1-30	279	1-6	319	1-43
6	1-13	42	1-15	280	1-12	320	1-19
7	1-7	43	1-17	281	1-8	321	1-11
8	1-8	44	1-20	282	1-8	324	1-7
9	1-9	45	1-16	283	1-15	325	1-13
10	1-19	46	1-7	285	1-10	326	1-4
11	1-21	47	1-14	286	1-12	327	1-32
12	1-21	48	1-32	287	1-26	328	1-39
13	1-12	49	1-20	288	1-18	329	1-22
14	1-21	50	1-18	289	1-7	330	1-6
15	1-17	51	1-28	290	1-12	331	1-17
16	1-16	52	1-10	292	1-8	332	1-14
17	1-22	53	1-8	294	1-17	333	1-16
18	1-17	54	1-13	295	1-8	334	1-10
19	1-32	57	1-20	296	1-8	335	1-17
20	1-12	58	1-20	297	1-8	336	1-27
21	1-26	59	1-6	298	1-7	337	1-13
22	1-8	60	1-19	299	1-13	338	1-27

PINE RIDGE UNIT THREE (Continued)

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
23	1-15	61	1-13	300	1-25	339	1-15
24	1-30	62	1-6	301	1-33	340	1-33
25	1-15	63	1-23	302	1-25	341	1-18
26	1-19	64	1-51	304	1-26	342	1-19
27	1-14	65	1-23	305	1-22	343	1-11
28	1-14	66	1-16	306	1-25	344	1-12
29	1-22	67	1-9	307	1-31	345	1-13
30	1-34	68	1-22	308	1-28	346	1-13
31	1-18	69	1-12	309	1	347	1-22
32	1-12	70	1-20	310	1-17	348	1-20
33	1-11	71	1-17	311	1-18	349	1-10
34	1-12	72	1-13	312	1-10	350	1-9
35	1-11	73	1-8	313	1-17	351	1-17
36	1-24	74	1-22	314	1-12	352	1-9
37	1-13	75	1-16	315	1-15	353	1-9
				316	1-5	354	1-31

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>
77	5-11, 13-14, 19
278	1-19
291	1-14
293	1-16
303	1-7

PINE RIDGE UNIT FOUR

The following Lots shall be known and designated as COUNTRY CLUB ESTATES.

<u>BLOCK</u>	<u>LOTS</u>
287	27-51
292	9-13

PINE RIDGE UNIT FIVE

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES.

<u>BLOCK</u>	<u>LOTS</u>
138	4
147	5-11
363	1-15
364	1-11

PINE RIDGE UNIT SIX

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>
248	10-44
251	9-32
257	11-22
356	1-7
357	1-27
358	1-18
359	1-6
360	1-11
361	1-32
362	1-15