

Prepared by and  
Return to:  
Terry T. Neal  
Terry T. Neal, P.A.  
P.O. Box 490327, Leesburg, FL 34749

Doc# 99021245  
Book: 1696  
Pages: 1695 - 1700  
Filed & Recorded  
03/12/99 04:19:18 PM  
JAMES C. WATKINS  
CLERK OF CIRCUIT COURT  
LAKE COUNTY  
RECORDING \$ 25.00  
TRUST FUND \$ 3.50

**FIRST AMENDMENT TO AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARBOR HILLS**

**Book 1696 Page 1695**

KNOW ALL MEN BY THESE PRESENTS: Developer, HARBOR HILLS DEVELOPMENT, L.P. D/B/A HARBOR HILLS DEVELOPMENT, LTD., (Developer), whose address is 6538 Lake Griffin Road, Lady Lake, Fla. 32159, the owner of real property located in Lake County, Florida, described on the attached Exhibit "A" (the Property) does hereby declare that the Property shall be subject to the Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, which are recorded in Official Records Book 1403, at Page 808, Public Records of Lake County, Florida (Declaration).

WHEREAS, the Developer is the owner of the Property described in Exhibit "A," and

WHEREAS, Developer, pursuant to Article XVII, Section 10 of the Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills desires to amend the Declaration by adding the property described therein as "additional residential, commercial, or recreational property" to the Declaration; and

WHEREAS, the property described in Exhibit "A" is included in the property described in the Declaration as "additional residential, commercial, or recreational property" and

WHEREAS, Developer wishes to annex, include and subject the additional real property described in Exhibit "A" attached hereto and in the Declaration as "additional residential, commercial, or recreational property" to the Declaration; and

WHEREAS, the property described on Exhibit "A" attached hereto and on Exhibit "A" attached to the Declaration are collectively referred to herein as the "Property"; and

WHEREAS, pursuant to Article XVII, Section 10, the Developer has the right to annex, include and subject additional property (residential and/or common area) to the Declaration; and

WHEREAS, the Developer has the right pursuant to Articles XVII to add the Property to the Declaration without the consent or approval of any other individual or entity,

and in exercising that reserved right, desires to add the Property as hereinafter set forth;  
and

WHEREAS, such revisions and changes as hereinafter set forth in this First Amendment shall not prejudice or otherwise impair the rights of any other individual or entity.

NOW, THEREFORE, pursuant to the provisions of the Declaration and in accordance with the laws of the State of Florida, Developer hereby makes the following revisions and changes to the Declaration as contained in this First Amendment.

1. The above recitals are true and correct and are hereby incorporated herein by this reference. All capitalized words in this First Amendment shall have the same meaning as in the Declaration.

2. The Developer hereby annexes, includes, and subjects to the Declaration by this First Amendment, the real property described in Exhibit "B."

3. Article I, Section CC is hereby revised to read as follows:

CC. "Property" shall mean and include the real property described in Exhibit "A" attached hereto and, and Exhibit "A" attached to the First Amendment to Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, and denoted HARBOR HILLS PHASE III, and when added or deleted in accordance with the terms and conditions hereof, shall also include such real property subsequently subjected to or deleted from this Declaration.

4. By the above annexation, Developer hereby affirms that all covenants, conditions, and restrictions contained in the Declaration and imposed on Harbor Hills are hereby imposed on Harbor Hills Phase III, including all duties, rights, and obligations of the Developer, the Owner of each and every Lot, and the Association. Such duties, rights, and obligations shall include, but not be limited to, maintenance of all stormwater retention areas and common areas, the imposition of and payment of all assessments, and membership in the Association, all as set forth in the Declaration.

IN WITNESS WHEREOF, the Developer has executed this First Amendment to the Declaration as of the 1<sup>st</sup> day of March, 1999.

"DEVELOPER"

HARBOR HILLS DEVELOPMENT, L.P.  
a Delaware limited partnership, doing  
business in the State of Florida as  
HARBOR HILLS DEVELOPMENT, LTD.

BY [Signature] (L.S.)  
F. CHRISTOPHER ANSLEY, President of  
H.H.C.C. Inc., General Partner

[Signature]  
Print Name of Witness LU ANN MILLER

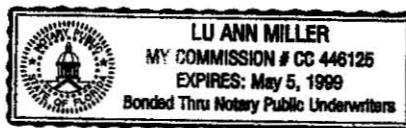
[Signature]  
Print Name of Witness ELLIOT SWENS

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared F. CHRISTOPHER ANSLEY, President of H.H.C.C., Inc., General Partner of HARBOR HILLS DEVELOPMENT, L.P., a Delaware limited partnership, doing business in the State of Florida as HARBOR HILLS DEVELOPMENT, LTD., personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he was authorized to execute and did execute same.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of March, 1999.

[Signature]  
Notary Public - Signature  
LU ANN MILLER  
Print Notary Name



## EXHIBIT A

## LEGAL DESCRIPTION

## HARBOR HILLS PHASE III:

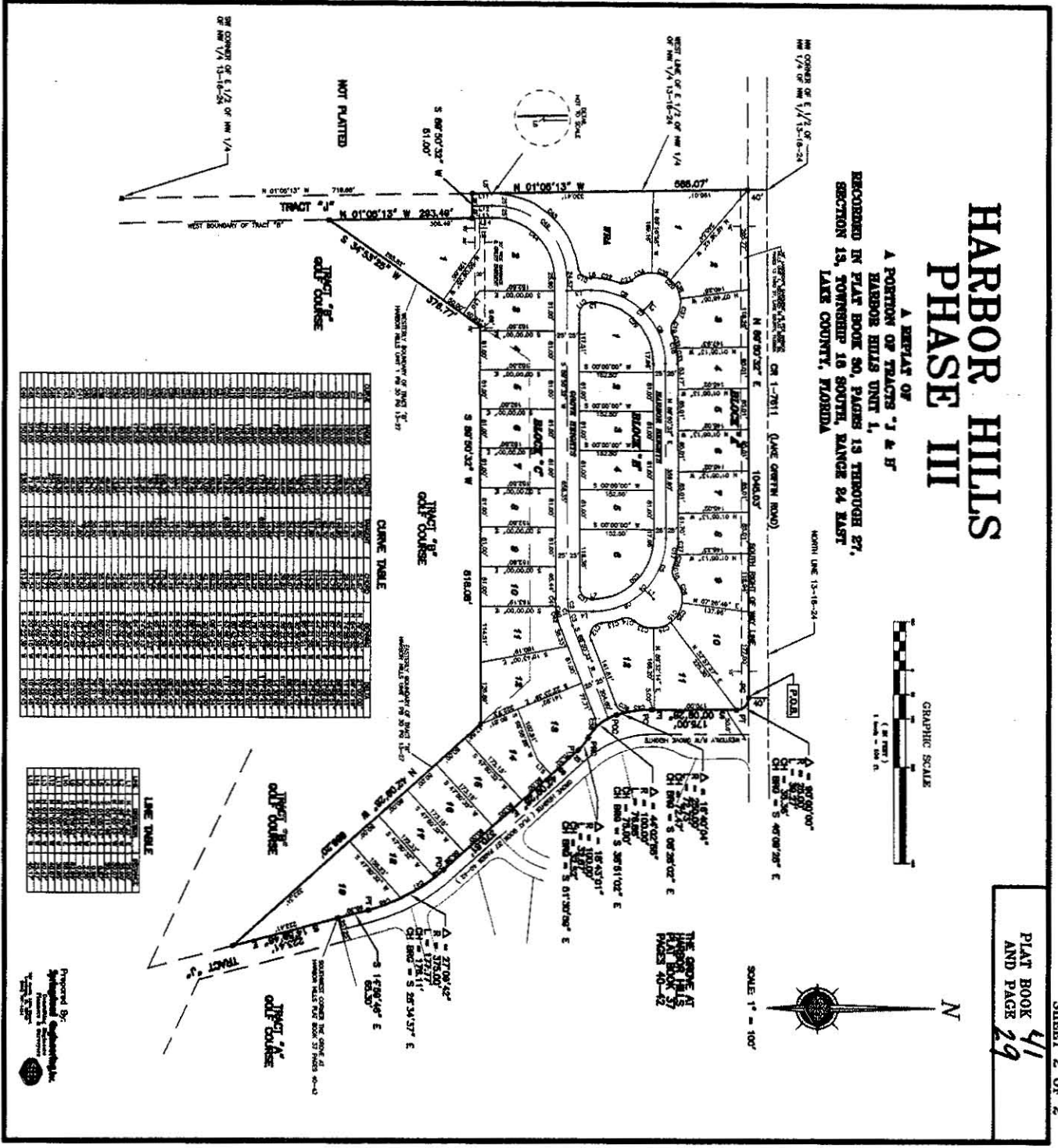
A PORTION OF TRACT "J" AND TRACT "B", HARBOR HILLS UNIT 1, AS RECORDED IN PLAT BOOK 30, PAGES 13 THROUGH 27 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 1-7611 (LAKE GRIFFIN ROAD) AND THE WESTERLY RIGHT OF WAY LINE OF GROVE HEIGHTS AS PER PLAT OF THE GROVE AT HARBOR HILLS RECORDED IN PLAT BOOK 37 PAGES 40 THROUGH 42, LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 39.27 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET AND A CHORD BEARING OF S. 45°09'28" E., TO THE POINT OF TANGENCY; THENCE RUN S. 00°09'28" E., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 175.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 72.73 FEET, SAID ARC HAVING A CENTRAL OF 16°40'04", A CHORD DISTANCE OF 72.47 FEET AND A CHORD BEARING OF S. 08°28'02" E., TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 76.88 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 44°02'55", A CHORD DISTANCE OF 75.00 FEET AND A CHORD BEARING OF S. 38°51'02" E., TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 32.67 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 18°43'01", A CHORD DISTANCE OF 32.52 FEET AND A CHORD BEARING OF S. 51°30'59" E., TO THE POINT OF TANGENCY; THENCE RUN S. 42°09'28" E., ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 370.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 177.77 FEET, SAID ARC HAVING A CENTRAL OF 27°09'42", A CHORD DISTANCE OF 176.11 FEET AND A CHORD BEARING OF S. 28°34'37" E., TO THE POINT OF TANGENCY; THENCE RUN S. 14°59'46" E., ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 65.30 FEET TO THE SOUTHWEST CORNER OF THE GROVE AT HARBOR HILLS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 40 THRU 42; THENCE CONTINUE S. 14°59'46" E., A DISTANCE OF 223.41 FEET TO THE EASTERLY BOUNDARY OF TRACT "B" HARBOR HILLS UNIT 1, RECORDED IN PLAT BOOK 30, PAGES 13 THRU 27; THENCE RUN N. 42°09'28" W., ALONG SAID EASTERLY BOUNDARY OF TRACT "B" A DISTANCE OF 686.20 FEET; THENCE

RUN S. 89°50'32" W., A DISTANCE OF 818.08 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT "B"; THENCE RUN S. 34°D53'25" W., ALONG SAID WESTERLY BOUNDARY OF TRACT "B" A DISTANCE OF 376.77 FEET; THENCE RUN N. 01°05'13" W., A DISTANCE OF 293.49 FEET; THENCE RUN S. 89°50'32" W., A DISTANCE OF 51.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN N. 01°05'13" W., ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 565.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID COUNTY ROAD I-7611 (LAKE GRIFFIN ROAD); THENCE RUN N. 89°50'32" E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1045.03 FEET TO THE POINT OF BEGINNING TO CLOSE.

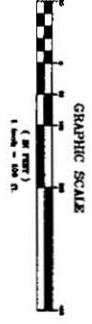
**MEMO:** Legibility of writing  
typing or printing unsatisfactory  
in this document.

MEMO: Legibility of writing  
typing or printing unsatisfactory  
in this document.



# HARBOR HILLS PHASE III

A PORTION OF TRACTS 'J' & 'K'  
HARBOR HILLS UNIT 1,  
RECORDED IN PLAT BOOK 80, PAGES 13 THROUGH 27,  
SECTION 13, TOWNSHIP 16 SOUTH, RANGE 24 EAST,  
LAKE COUNTY, FLORIDA



SCALE: 1" = 100'

PLAT BOOK  
AND PAGE  
41  
29