

Prepared by and ~~retained~~  
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**SECOND AMENDMENT TO  
AMENDMENT AND RESTATEMENT OF  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
HARBOR HILLS**

This amendment to the Declaration of Covenants, Conditions, and Restrictions for Harbor Hills made this 18 day of November, 2004, by **HARBOR HILLS DEVELOPMENT, L.P.**, a Delaware limited partnership doing business in the State of Florida as **HARBOR HILLS DEVELOPMENT, LTD.**, and **HARBOR HILLS COUNTRY CLUBS, L.P.**, a Delaware limited partnership doing business in the state of Florida as **HARBOR HILLS COUNTRY CLUB, LTD.**, a Delaware corporation, 6538 Lake Griffin Road, Lady Lake, Florida 32159, hereinafter referred to as the "Developer".

**WHEREAS**, Subject Property known as Harbor Hills has been developed in Lake County, Florida and is subject to the terms, provisions, covenants, conditions and restrictions of these certain Declaration of Covenants, Conditions, and Restrictions for Harbor Hills (the "Declaration") recorded in Official Records Book 1010, Page 1830, et.seq., Public Records of Lake County, Florida; and

**WHEREAS**, the Declaration has been amended pursuant to the Amendment of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, recorded in Official Records Book 1067, Page 2274, et.seq., Public Records of Lake County, Florida; and

*R: Deb Marchese Public Works*

**WHEREAS**, the Declaration has been amended pursuant to the Second Amendment of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, recorded in Official Records Book 1125, Page 2244, et.seq., Public Records of Lake County, Florida; and

**WHEREAS**, the Declaration has been amended pursuant to the Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, recorded in Official Records Book 1403, Page 808, et.seq., Public Records of Lake County, Florida; and

**WHEREAS**, the Declaration has been amended pursuant to the First Amendment to Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, recorded in Official Records Book 1696, Page 1695, et.seq., Public Records of Lake County, Florida; and

**WHEREAS**, amendment to Amendment and Restatement of the Declaration by Declarant without the consent of the association or any owner is permitted to Section 10.1 of the Declaration;

**WHEREAS**, unless specifically modified hereby, all other matters contained in the Amendment and Restatement of Declaration shall remain in full force and effect.

**NOW, THEREFORE**, the Developer amends the Declaration as follows:

Exhibit "A" attached hereto is hereby added to the Subject Property as described on Exhibit "A" of the Declaration, and shall be subject to the terms of the Declaration.

**IN WITNESS WHEREOF**, the Developer has caused this instrument to be executed this 18 day of November, 2004.

Witnesses:

**HARBOR HILLS DEVELOPMENT, L.P., a Delaware limited partnership doing business in the State of Florida as HARBOR HILLS DEVELOPMENT, LTD., and HARBOR HILLS COUNTRY CLUBS, L.P., a Delaware limited partnership doing business in the state of Florida as HARBOR HILLS COUNTRY CLUB, LTD., a Delaware corporation**

*Donna D. Richey*  
Print Name: Donna D. Richey

*Delaine M. Henderson*  
Print Name: Delaine M. Henderson

By: *Michael A. Rich*  
Michael A. Rich, Vice President

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 18 day of November, 2004, by Michael A. Rich, as Vice President of **HARBOR HILLS DEVELOPMENT, L.P., a Delaware limited partnership doing business in the State of Florida as HARBOR HILLS DEVELOPMENT, LTD., and HARBOR HILLS COUNTRY CLUBS, L.P., a Delaware limited partnership doing business in the state of Florida as HARBOR HILLS COUNTRY CLUB, LTD. , a Delaware corporation, on behalf of the corporation, who is personally known to me (yes/no) or produced \_\_\_\_\_ as identification.**

*Donna D. Richey*  
Print Name. Notary Public:  
My Commission Expires:



Donna D. Richey  
MY COMMISSION # DD130221 EXPIRES  
September 18, 2006  
BONDED THRU TROY FAIN INSURANCE, INC.



## HARBOR HILLS PHASE 4

### DESCRIPTION

THAT PORTION OF TRACT "I", 'HARBOR HILLS UNIT 1', PLAT BOOK 30, PAGES 13 THROUGH 26 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SADDLEBACK COURT AND HARBOR HILLS BOULEVARD AS DESIGNATED ON AFORESAID PLAT OF 'HARBOR HILLS UNIT 1'; THENCE ALONG THE CENTERLINE OF SAID HARBOR HILLS BOULEVARD THE FOLLOWING THREE (3) COURSES: RUN SOUTHWESTERLY ALONG AN ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 371.54 FEET AND A CHORD BEARING OF SOUTH 52°25'27" WEST, THROUGH A CENTRAL ANGLE OF 50°05'45" FOR 324.86 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE SOUTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 54°34'41" WEST AND A RADIUS OF 635.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°43'26", FOR 506.83 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 08°52'33" WEST AND A RADIUS OF 635.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°43'59", FOR 506.85 FEET; THENCE NORTH 76°00'48" EAST ALONG THE CENTERLINE OF A TURNOUT AS DESIGNATED ON SAID PLAT OF 'HARBOR HILLS UNIT 1' FOR 77.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID HARBOR HILLS BOULEVARD AND THE POINT OF BEGINNING; THENCE NORTH 13°59'45" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 25.00 FEET; THENCE NORTH 76°00'48" EAST FOR 143.39 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°41'23" FOR 29.21 FEET ; THENCE NORTH 82°19'25" EAST FOR 201.52 FEET; THENCE SOUTH 51°52'02" EAST FOR 156.73 FEET; THENCE SOUTH 51°53'48" EAST FOR 82.56 FEET; THENCE SOUTH 42°55'34" EAST FOR 41.30 FEET; THENCE SOUTH 30°14'56" EAST FOR 64.58 FEET; THENCE SOUTH 16°49'29" EAST FOR 56.92 FEET; THENCE SOUTH 03°25'26" EAST FOR 70.32 FEET; THENCE SOUTH 14°47'05" WEST FOR 63.21 FEET; THENCE NORTH 75°12'55" WEST FOR 20.00 FEET; THENCE SOUTH 30°59'29" WEST FOR 64.58 FEET; THENCE SOUTH 49°09'51" WEST FOR 63.93 FEET; THENCE SOUTH 65°32'26" WEST FOR 60.68 FEET; THENCE SOUTH 81°44'50" WEST FOR 64.50 FEET; THENCE NORTH 79°57'11" WEST FOR 64.50 FEET; THENCE NORTH 63°44'47" WEST FOR 60.00 FEET; THENCE NORTH 47°07'43" WEST FOR 64.47 FEET; THENCE NORTH 40°33'27" WEST FOR 83.61 FEET; THENCE NORTH 37°45'19" WEST FOR 81.07 FEET; THENCE NORTH 34°34'30" WEST FOR 90.24 FEET; THENCE NORTH 57°58'02" EAST FOR 163.07 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 25°35'13" WEST AND A RADIUS OF 398.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°52'50" FOR 68.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°53'02" FOR 4.75 FEET; THENCE SOUTH 68°34'20" WEST FOR 163.91 FEET; THENCE NORTH 13°59'45" WEST FOR 63.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.91 ACRES, MORE OR LESS.