

Prepared by and ~~referred to~~:  
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**THIRD 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 26 day of May, 2005, 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

*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**, the Declaration has been amended pursuant to the Second Amendment to Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Harbor Hills, recorded in Official Records Book 2879, Page 1260, 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 AA@ attached hereto is hereby added to the Subject Property as described on Exhibit AA@ 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 26 day of May, 2005.

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

Lu Ann Miller  
Print Name: Lu Ann Miller

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

K E Smead  
Print Name: Karen E Smead

STATE OF FLORIDA  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 26 day of May, 2005, 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.



Lu Ann Miller  
Print Name. Notary Public: Lu Ann Miller  
My Commission Expires: May 5, 2007

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EXHIBIT A

HARBOR HILLS PHASE 5

DESCRIPTION

THAT PORTION OF TRACT 'I', 'HARBOR HILLS UNIT 1', PLAT BOOK 30, PAGES 13 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN SOUTHWEST CORNER OF LOT 1, BLOCK B, 'HARBOR HILLS SADDLEBACK COURT', PLAT BOOK 36, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 'HARBOR HILLS SADDLEBACK COURT' THE FOLLOWING TWO (2) COURSES: RUN SOUTH 62°36'16" EAST FOR 591.65 FEET; THENCE NORTH 80°18'24" EAST FOR 134.66 FEET TO THE NORTHERLY BOUNDARY OF AFORESAID TRACT 'I'; THENCE NORTH 45°43'45" EAST FOR 61.74 FEET TO THE EASTERLY BOUNDARY OF TRACT 'I'; THENCE ALONG SAID EASTERLY BOUNDARY AND THE SOUTHERLY AND WESTERLY BOUNDARY OF TRACT 'I' THE FOLLOWING COURSES: RUN SOUTH 00°25'46" WEST FOR 1,997.01 FEET; THENCE NORTH 89°36'41" WEST FOR 659.43 FEET; THENCE SOUTH 00°24'48" WEST FOR 9.53 FEET; THENCE NORTH 89°36'41" WEST FOR 565.85 FEET; THENCE SOUTH 00°12'54" WEST FOR 629.17 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GRIFFIN VIEW DRIVE; THENCE NORTH 89°35'12" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HARBOR HILLS BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: RUN NORTH 00°12'54" EAST FOR 218.46 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF NORTH 14°14'05" WEST AND A RADIUS OF 386.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'44" FOR 203.14 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 00°26'10" WEST AND A RADIUS OF 398.96 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°50'22" FOR 396.77 FEET; THENCE NORTH 27°59'10" EAST FOR 75.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET; THENCE NORTH 27°59'10" EAST FOR 50.00 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 17°00'50" WEST AND A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°59'10" EAST FOR 452.98 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 370.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'31" FOR 15.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00

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FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°44'17" FOR 36.10 FEET; THENCE NORTH 18°18'08" EAST FOR 50.00 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 30°19'51" WEST AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°44'27" FOR 38.10 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 370.63 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°04'28" FOR 343.33 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°55'17" FOR 234.03 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°07'37" FOR 41.51 FEET TO THE WESTERLY BOUNDARY OF 'HARBOR HILLS PHASE 4', PLAT BOOK 55, PAGES 53 AND 54 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING AFORESAID WESTERLY BOUNDARY OF TRACT 'I', 'HARBOR HILLS UNIT 1' AND THE EASTERLY RIGHT OF WAY LINE OF HARBOR HILLS BOULEVARD RUN ALONG THE WESTERLY, SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID 'HARBOR HILLS PHASE 4' THE FOLLOWING COURSES: RUN SOUTH 13°59'45" EAST FOR 38.59 FEET; THENCE NORTH 68°34'20" EAST FOR 163.91 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 28°05'19" EAST AND A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°53'02" FOR 4.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 398.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°52'50" FOR 68.64 FEET; THENCE SOUTH 87°55'02" WEST FOR 163.07 FEET; THENCE SOUTH 34°34'30" EAST FOR 90.24 FEET; THENCE SOUTH 37°48'19" EAST FOR 81.07 FEET; THENCE SOUTH 40°33'27" EAST FOR 83.61 FEET; THENCE SOUTH 47°07'43" EAST FOR 64.47 FEET; THENCE SOUTH 83°44'47" EAST FOR 60.00 FEET; THENCE SOUTH 79°57'11" EAST FOR 64.80 FEET; THENCE NORTH 81°44'50" EAST FOR 64.50 FEET; THENCE NORTH 65°32'28" EAST FOR 60.60 FEET; THENCE NORTH 49°09'51" EAST FOR 63.93 FEET; THENCE NORTH 30°59'28" EAST FOR 64.58 FEET; THENCE SOUTH 75°12'55" EAST FOR 20.00 FEET; THENCE NORTH 14°47'05" EAST FOR 63.21 FEET; THENCE NORTH 03°25'26" WEST FOR 70.32 FEET; THENCE NORTH 16°49'29" WEST FOR 56.92 FEET; THENCE NORTH 30°14'55" WEST FOR 64.58 FEET; THENCE NORTH 42°56'34" WEST FOR 41.30 FEET; THENCE NORTH 51°53'45" WEST FOR 82.56 FEET; THENCE NORTH 51°52'02" WEST FOR 166.73 FEET; THENCE SOUTH 82°19'25" WEST FOR 201.52 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 34°10'08" WEST AND A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°41'23" FOR 29.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH

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76°00'48" WEST FOR 143.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HARBOR HILLS BOULEVARD AND TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING AFORESAID NORTHERLY BOUNDARY OF 'HARBOR HILLS PHASE 4', RUN ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY BOUNDARY OF AFORESAID TRACT 'I' THE REMAINING COURSES; RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°07'05" FOR 41.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°36'44" FOR 414.68 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF NORTH 54°34'37" EAST AND A RADIUS OF 585.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°43'25" FOR 466.93 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF NORTH 62°37'56" EAST AND A RADIUS OF 421.54 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'29" FOR 218.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COURSE

THAT PORTION OF TRACT 'H', AND THAT PORTION OF LOT 26, BLOCK 'R', 'HARBOR HILLS UNIT 1', PLAT BOOK 30, PAGES 13 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 'H'; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF TRACT 'H' THE FOLLOWING COURSES; RUN NORTH 00°01'59" EAST FOR 2,460.94 FEET; THENCE SOUTH 89°37'26" EAST FOR 209.56 FEET; THENCE NORTH 00°45'02" WEST FOR 209.74 FEET; THENCE SOUTH 89°46'55" EAST FOR 169.37 FEET; THENCE NORTH 00°04'41" EAST FOR 29.06 FEET; THENCE SOUTH 89°33'40" EAST ALONG AFORESAID NORTHERLY BOUNDARY OF TRACT 'H' AND THE PROLONGATION THEREOF FOR 388.73 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK A, 'HARBOR HILLS SADDLEBACK COURT', PLAT BOOK 36, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 'HARBOR HILLS SADDLEBACK COURT' THE FOLLOWING THREE (3) COURSES; RUN NORTH 83°27'42" EAST FOR 135.49 FEET; THENCE SOUTH 89°44'12" EAST FOR 265.14 FEET; THENCE SOUTH 32°02'51" EAST FOR 73.24 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARBOR HILLS BOULEVARD AND TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 67°39'40" WEST AND A RADIUS OF 321.54 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EASTERLY BOUNDARY OF AFORESAID TRACT 'H' THE

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FOLLOWING COURSES: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'36" FOR 110.15 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 54°34'48" WEST AND A RADIUS OF 885.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°43'27" FOR 548.74 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 10°53'41" WEST AND A RADIUS OF 688.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°41'37" FOR 498.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°57'55" FOR 37.51 FEET; THENCE SOUTH 13°59'38" EAST FOR 50.00 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 61°00'28" EAST AND A RADIUS OF 28.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°57'29" FOR 37.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 885.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'23" FOR 287.01 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°01'18" FOR 330.74 FEET; THENCE SOUTH 07°59'10" WEST FOR 527.96 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 00°26'24" EAST AND A RADIUS OF 499.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°50'51" FOR 496.08 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 27°18'08" EAST AND A RADIUS OF 296.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'50" FOR 16.87 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°53'04" FOR 50.56 FEET; THENCE SOUTH 27°48'55" EAST FOR 56.83 FEET TO THE SOUTHERLY BOUNDARY OF AFORESAID TRACT 'H'; THENCE DEPARTING AFORESAID WESTERLY RIGHT OF WAY LINE OF HARBOR HILLS BOULEVARD AND THE EASTERLY BOUNDARY OF AFORESAID TRACT 'H' RUN ALONG SAID SOUTHERLY BOUNDARY OF TRACT 'H' THE REMAINING COURSES: RUN NORTH 89°47'09" WEST FOR 125.08 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°55'28" FOR 120.05 FEET; THENCE SOUTH 42°08'16" WEST FOR 175.00 FEET; THENCE NORTH 89°59'05" WEST FOR 129.37 FEET TO THE POINT OF BEGINNING.