

RECORD \$ 35.60

PREPARED BY:

Tim D. Haines
GRAY, ACKERMAN & HAINES, P.A.
125 NE 1st Avenue, Suite 1
Ocala, FL 34470

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/29/2006 11:14:23AM
RESTRICTIONS

PAGE 1 OF 4
B-1702 P-38

2006 41030

400

RETURN TO:

Tim D. Haines
GRAY, ACKERMAN & HAINES, P.A.
125 NE 1st Avenue, Suite 1
Ocala, FL 34470



----- SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA -----

**FOURTH AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR THE PRESERVE AT OAK HILL**

2005-26-14-1
This Fourth Amendment to Declaration of Covenants and Restrictions for the Preserve at Oak Hill amends that certain Declaration of Covenants and Restrictions for the Preserve at Oak Hill recorded in OR Book 1417 at Page 0736, Public Records of Sumter County, Florida (the "*Declarations*") by Land Associates IV, L.L.C., a Florida Limited Liability Company (hereinafter referred to as "*Declarant*").

WITNESSETH:

WHEREAS, Declarant is the Declarant pursuant to the Declaration; and

WHEREAS, the Declaration specifically provides in Article 10.1 thereof that "*So long as Declarant owns any Lot Declarant shall have the sole and absolute right, subject only to the limitations of Section 10.2, to amend these Declarations.*"; and

WHEREAS, the Declarant does in fact continue to own Lots within the Property, as that term is defined in the Declaration; and

WHEREAS, the Declarant does, in fact, desire to amend the Declaration, all as is more particularly set forth hereinafter.

NOW, THEREFORE, with the intention that it be legally bound, and for other good and valuable consideration, the Declarant hereby amends the Declaration as follows:

1. **INCORPORATION OF RECITALS.** The Declarant affirms and ratifies that the above recitals are true and correct and incorporates their terms and provisions herein for all purposes.
2. **AMENDMENT TO SECTION 2.8.** Section 2.8 of the Declaration is hereby amended and shall hereinafter, unless and until further amended, provide as follows:

Section 2.8 Restriction on Activity. No obnoxious or offensive activity shall be conducted or permitted to exist on any Lot or in any Dwelling Unit, nor shall anything be done or permitted to exist on any Lot or in any Dwelling Unit that may be or may become an annoyance or private or public nuisance. No Lot or driveway shall be used for purposes of vehicle repair or maintenance, other than routine maintenance such as oil changes or tune ups of vehicles owned by the Owner. No Lot may be cleared or graded prior to both ARB and County approval of plans for construction of a Dwelling Unit and receipt of a building permit for the Dwelling Unit. This restriction shall not apply to activities conducted by the Declarant in the construction, sale or maintenance of improvements upon the Property.

3. **AMENDMENT TO SECTION 2.11.** Section 2.11 of the Declaration is hereby amended and shall hereinafter, unless and until further amended, provide as follows:

Section 2.11 Garages. Each Dwelling Unit shall have an attached or detached garage designed for storage of at least two (2) automobiles. In order to maintain a harmonious appearance.

no garage doors on any Dwelling Unit (with the exception of a Dwelling Unit constructed on a lot adjacent to multiple public or private rights-of-way) may face an adjacent public or private right-of-way. With regard to any Dwelling Unit constructed on a Lot adjacent to multiple public or private rights-of-way (i.e. a corner Lot), the ARB may approve garage doors facing one such public or private right-of-way. The garage doors of a detached garage may face a public or private right-of-way only if the detached garage is located in the Rear Yard, or in the case of a corner Lot the Side Yard, and is approved by the ARB. Garage doors shall be opaque and shall remain closed except when in actual use to allow ingress and egress into the garage.

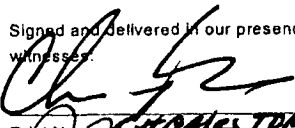
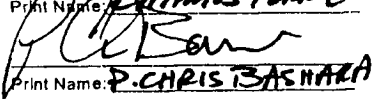
4. **AMENDMENT TO SECTION 2.40.** Section 2.40 of the Declaration is hereby amended and shall hereinafter, unless and until further amended, provide as follows:

Section 2.40 Lot Septic Systems and Well. Each Lot shall be serviced by a private well and septic system. Wells and septic systems shall meet all County and State requirements. The location of wells and septic systems shall require ARB approval.

5. **REAFFIRMATION.** Except as herein modified all the terms, covenants, and conditions of the Declaration are hereby reaffirmed and ratified.

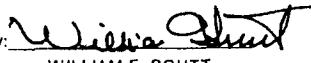
DATED this 14 day of DECEMBER, 2006.

Signed and delivered in our presence as witnesses:


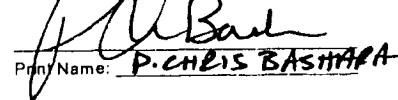

 Print Name: P. CHRIS BASHARA

 Print Name: P. CHRIS BASHARA

LAND ASSOCIATES IV, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

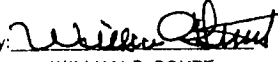
BY: W. F. SCUTT, INC., A FLORIDA CORPORATION, ITS MANAGER

By: 
 WILLIAM F. SCUTT
 Its: President


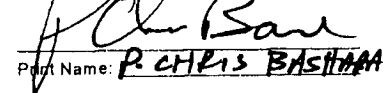
Signed and delivered in our presence as witnesses:


 Print Name: P. CHRIS BASHARA

 Print Name: P. CHRIS BASHARA

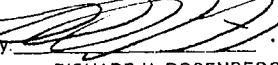
BY: LAND ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

By: 
 WILLIAM F. SCUTT
 Its: Chairman

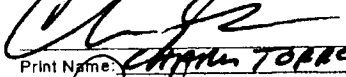
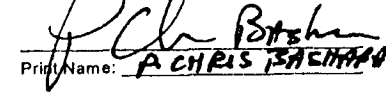
Signed and delivered in our presence as witnesses:


 Print Name: P. CHRIS BASHARA

 Print Name: P. CHRIS BASHARA

BY: RICHARD H. ROSENBERG, INC., A FLORIDA CORPORATION, ITS MANAGER

By: 
 RICHARD H. ROSENBERG
 Its: President

Signed and delivered in our presence as witnesses:


 Print Name: P. CHRIS BASHARA

 Print Name: P. CHRIS BASHARA

BY: KEVIN E. BRUNDAGE, INC., A FLORIDA CORPORATION, ITS MANAGER

By: 
 KEVIN E. BRUNDAGE
 Its: President



SUNTER COUNTY, FLORIDA
 GLORIA HAYWARD, CLERK OF CIRCUIT COURT
 12/29/2006 11:14:23AM
 RESTRICTIONS

2006 4 1030

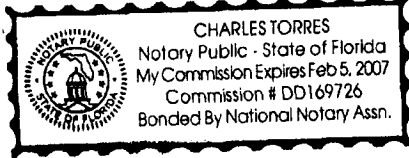
PAGE 2 OF 4
 B-1702 P-39

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing **FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PRESERVE AT OAK HILL**, was acknowledged before me by **WILLIAM F. SCUTT**, President of **W. F. SCUTT, INC., A FLORIDA CORPORATION, Manager of LAND ASSOCIATES IV, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, who is,

Personally known to me, OR
 Produced _____ as identification.

Dated: this 14th day of DECEMBER, 2006.



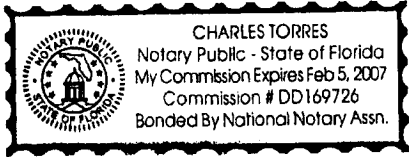
[Signature]
Print Name CHARLES TORRES
Notary Public, State of Florida
Commission Number _____
Commission Expires _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing **FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PRESERVE AT OAK HILL**, was acknowledged before me by **WILLIAM F. SCUTT**, Chairman of **LAND ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, Manager of LAND ASSOCIATES IV, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, who is,

Personally known to me, OR
 Produced _____ as identification.

Dated: this 14th day of DECEMBER, 2006.



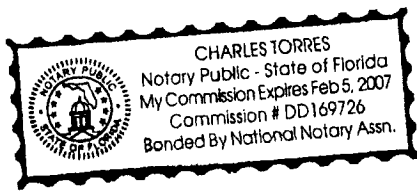
[Signature]
Print Name CHARLES TORRES
Notary Public, State of Florida
Commission Number _____
Commission Expires _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing, **FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PRESERVE AT OAK HILL**, was acknowledged before me by **RICHARD H. ROSENBERG**, President of **RICHARD H. ROSENBERG, INC., A FLORIDA CORPORATION, Manager of LAND ASSOCIATES IV, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, who is,

Personally known to me, OR
 Produced _____ as identification.

Dated: this 14th day of DECEMBER, 2006.



[Signature]
Print Name CHARLES TORRES
Notary Public, State of Florida
Commission Number _____
Commission Expires _____

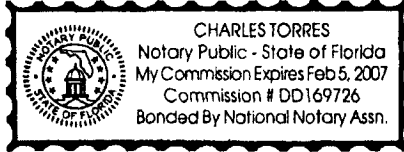
SUMNER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/29/2006 11:14:23AM
RESTRICTIONS
PAGE 3 OF 4
B-1702 P-40
2006 4 1030

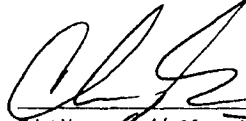
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing, **FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PRESERVE AT OAK HILL**, was acknowledged before me by **KEVIN E. BRUNDAGE, President of KEVIN E. BRUNDAGE, INC., A FLORIDA CORPORATION, Manager of LAND ASSOCIATES IV, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, who is,

Personally known to me, OR
Produced _____ as identification.

Dated: this 14th day of DECEMBER, 2006.




Print Name CHARLES TORRES
Notary Public, State of Florida
Commission Number _____
Commission Expires _____

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/29/2006 11:14:23AM
RESTRICTIONS

PAGE 4 OF 4
B-1702 P-41

2006 41030

