

**AMENDMENT #1 TO COVENANTS AND RESTRICTIONS FOR
HIGH RIDGE VILLAGE**

Amendment to Article V. Lot Servitude Section 43. Lot Upkeep and Maintenance, as follows:

Section 43. TREE REMOVAL AND LANDSCAPING RESTRICTIONS. Trees less than 4" in diameter and dead wood may be removed from the Lot as determined by the Owner, however, otherwise no living tree shall be cut down, destroyed or removed from the Property within 15' of the sides and back of house without the prior approval of the Association. All requests for approval of tree removal shall be submitted to the Association along with a plan showing generally the location of such tree(s). This restriction shall not apply to the Declarant in the course of construction, sales or maintenance of improvements upon the Property. Anyone violating the provisions of this section will be required to replace such trees with trees of like kind, size and condition within thirty (30) days after demand by the Association. If the owner fails or refuses to replace the trees as demanded, the Association may cause suitable replacements to be planted and the cost thereof shall be a lien against the Lot of the Owner. The Owner grants the Association, its agents and employees, an easement of ingress and egress over and across said Lot to enable it to comply with this Section.

Upon completion of the building(s), the entire Lots shall be sodded from back and side Lot lines and corners to the street line, within the 15' of the sides and back of house and from the entire front of the house to the street. Lawns are to be maintained so that they are uniformly green and well kept. Gardens are allowed in the backyard only, not to exceed six hundred (600) square feet in area and shall not have a perimeter length in excess of one hundred (100) feet or a dimension of any side or major axis in excess of thirty (30) feet. All hedges and plantings shall be well kept and aesthetically pleasing. The A.R.B. shall have the right to suggest and influence the end result of all landscaping. No parking of any utility trailer, travel trailer, recreational vehicle, boat, boat trailer, motor vehicle, trailer or other movable item shall be allowed on any area required to be sodded with grass pursuant to this provision.

Amendment to Article V. Lot Servitude. Section 65. CABLE TELEVISION, shall be added as follows:

Section 65. CABLE TELEVISION/HI-SPEED INTERNET. The Declarant shall have the exclusive right to furnish to all Homeowners within the Properties, cable television and hi-speed internet services as the Declarant deems appropriate, including without limitation of a broadband reception service known as High Ridge Village Cable Service, LLC. There will be a monthly billing of \$75.00 for cable television/hi-speed internet which will be billed by the authority of the Homeowners' Association by High Ridge Village Cable Service, LLC.

Programming cost increases will be passed through as they occur. High Ridge Village Cable Services, LLC has no control over these increases and will pass such an increase through with the normal monthly billing.

ALL OF THE ABOVE ARE ADDITIONS TO THE RECORDED
COVENANTS AND RESTRICTIONS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2007011194 BK:2098 PG:2449
02/22/2007 10:56 AM 2 PGS
AHOLMES, DC Receipt #006446



2007011194 2 PGS

Prepared by and returned to:
Audrey F. Jones
High Ridge Village Homeowners' Association, Inc.
4835 SW 101st Lane
Ocala, Florida 34476

**CERTIFICATE OF AMENDMENT
TO THE COVENANTS AND RESTRICTIONS
FOR HIGH RIDGE VILLAGE**

I HEREBY CERTIFY THAT the attached amendment to the Covenants and Restrictions for High Ridge Village, as described in OR Book 1984, Pages 1818 through 1857 of the Public Records of Citrus County, Florida, is made by the High Ridge Village Homeowners' Association, Inc., a Florida corporation, pursuant to its authority under said Covenants and Restrictions.

The attached amendment to the Covenants and Restrictions for High Ridge Village as delineated in the paragraph above is hereby ratified and confirmed for incorporation into the Covenants and Restrictions governing High Ridge Village, per plats recorded in the Public Records of Citrus County, Florida, as identified in the Covenants and Restrictions identified above.

IN WITNESS WHEREOF, I have affixed my hand this 20th day of February 2007, at Marion County, Florida.

Printed Name: Vincent A. Cina

HIGH RIDGE VILLAGE
HOMEOWNERS' ASSOCIATION, INC.

By:
Audrey F. Jones, Director

Printed Name: Kenneth M. Zimbro

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared Audrey F. Jones, to me known to be a Director of HIGH RIDGE VILLAGE HOMEOWNERS' ASSOCIATION, INC., and she acknowledged before me that she freely and voluntarily executed the same as such authorized agent, under authority vested in her by said corporation. She is personally known to me and did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 20th day of February, 2007.

Notary Public