

FOURTH AMENDMENT TO RESTRICTIVE AND PROTECTIVE COVENANTS

WHEREAS, BIG TREE LAKES, a partnership existing under the laws of the State of Florida, with offices at 412 NE 16th Avenue, Gainesville, Florida, hereinafter referred to as the "Developer", did file an instrument titled "Declaration of Restrictive and Protective Covenants" dated October 4, 1982 at Official Records Book 689, Pages 193-199 of the public records of Clay County, Florida, hereinafter referred to as the "Declaration", to make, declare and impose upon the lands described therein certain conditions, restrictions, limitations and easements, and

WHEREAS, said Declaration was amended and modified by a Supplemental Declaration of and Amendment to Restrictive and Protective Covenants dated October 6, 1982 and filed at Official Records Book 689, Pages 550-554 of the Public Records of Clay County, Florida, and

WHEREAS, said Declaration was further amended and modified by a Second Supplemental Declaration of and Amendment to Restrictive and Protective Covenants dated October 6, 1982 and filed at Official Records Book 706, Pages 467-471 of the Public Records of Clay County, Florida, and

WHEREAS, said Declaration was further amended and modified by a Third Supplemental Declaration of and Amendment to Restrictive and Protective Covenants dated January 6, 1983 and filed at Official Records Book 712, Pages 75-78 of the Public Records of Clay County, Florida, and

WHEREAS, pursuant to Article XVII(a) of said Declaration the Developer reserved the sole and exclusive right without notice to amend said Declaration for the purpose of curing any scrivener's error, and

WHEREAS, Article V(c) contains such a scrivener's error, wherein the year 1983 is incorrectly shown, when the correct year 1984 should have been shown, and

WHEREAS, the Developer desires to correct and cure said scrivener's error,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that that certain Declaration of Restrictive and Protective Covenants dated October 4, 1982 and recorded at Official Records Book 689, Pages 193-199 of the Public Records of Clay County, Florida, as may have been heretofore amended, is hereby further amended as follows:

1. Article V, Paragraph (c) is amended to read as follows:

"(c) Maximum Annual Assessments: Until March 31, 1985 the maximum annual assessment shall be twenty-five dollars (\$25.00) per lot per year. The first assessment billing will be payable by March 31, 1984. From and after March 31, 1985 the maximum annual assessment may be increased each year not more than ten percent (10%) above the maximum assessment for the previous year without a 2/3 majority vote of the membership. The Board of Directors may fix the annual assessment as an amount not in excess of the maximum."

2. All other terms, provisions and conditions contained in the Declaration, as previously amended, except as may be expressly amended herein, are hereby ratified and confirmed, and are incorporated herein by this reference, to the same extent and effect as if those said provisions, terms and conditions were set forth herein in their entirety.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has executed this instrument on this 10<sup>th</sup> day of MARCH, 1983 at Gainesville, Alachua County, Florida.

WITNESSES:

BIG TREE LAKES, a partnership existing under the laws of the State of Florida

Merry Reid  
Barbara Smith  
As to BTL

By: Dennis G. Lee  
Dennis G. Lee, as Partner

By: Jim Jean  
Jim Jean, as Partner

STATE OF FLORIDA  
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared DENNIS G. LEE and JIM JEAN, as Partners in BIG TREE LAKES, a partnership existing under the laws of the State of Florida, well known to me to be the persons described in the foregoing instrument, and they acknowledged that they freely and voluntarily executed the foregoing Fourth Amendment to Restrictive and Protective Covenants on the 10<sup>th</sup> day of MARCH, 1983 at Gainesville, Alachua County, Florida.

Merry C. Reid  
Notary Public  
State of Florida at Large

My Commission Expires: 6/3/85

This Instrument  
Prepared By:  
STEPHEN A. SCOTT, ESQUIRE  
POST OFFICE BOX 2218  
GAINESVILLE, FL 32602



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