

This instrument prepared by:
SRC Development, LLC
c/o 4229 Highway 90 East
Pace, FL 32571

State of Florida
County of Santa Rosa

FOURTH AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HEATHER'S PLACE SUBDIVISION

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for HEATHER'S PLACE, Phase 1 is made as of the date set forth below by SRC Development, LLC., a Florida limited partnership, (the "Declarant") for the following uses and purposes:

RECITALS:

A. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions on January 25, 2018, which was recorded on February 12, 2018 in O.R. Book 3701 at Page 604 of the Public Records of Santa Rosa County; as amended in O.R. Book 3711 at Page 2055; O.R. Book 3748 at Page 1327, and O.R. Book 3787 at Page 1978, all of the Public Records of said County;

B. Declarant desires to amend the Restrictions as herein shown, as those terms are defined in the Declaration referenced above, and to otherwise amend the Declaration, as hereinafter set forth.


NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

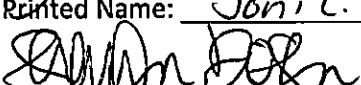
1. Second Addition Property: Pursuant to Article VIII, Section 4, of the Declaration, the real property described on Exhibit "A" attached hereto and made a part hereof ("Second Addition Property"), shall for all purposes hereinafter be, and be deemed to be, part of the "Development" as that term is defined in the Declaration, and shall be held, sold and subject to the covenants, conditions and restrictions as set forth herein. The Term "Plat" as defined in the Declaration shall hereafter be deemed to include that certain Plat for Heather's Place, Phase 2", recorded in the Public Records of Santa Rosa County, Florida. Furthermore, the term "Common Area" reflects those areas as shown on the Plat for Heather's Place, Phase 2.

2. Ratification and Confirmation: Except as amended hereby, and/or as previously amended, all other terms and conditions of the Declaration shall remain in full force and effect and Declarant hereby ratifies and confirms the terms and conditions thereof and herein incorporates said amendments and additions as herein intended and incorporates Heather's Place, Phase 2, as described in Exhibit "A" attached hereto into said Development.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pace Mill Creek to be executed by its duly authorized agent/officer effective this 2 day of July, 2019.

Signed, Sealed and Delivered in the Presence of:



Printed Name: Joni C. Maddrey


Printed Name: Sharon Rosen

Printed Name: Sharon Rosen

"Witnesses"

SRC Limited Partnership, a Florida limited Partnership

By: 

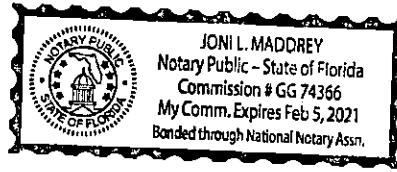
Edwin Henry, Manager

"Declarant"

State of Florida
County of Santa Rosa

The foregoing instrument was sworn to and acknowledged before me this 2nd day of July, 2019, by Edwin Henry, as Manager of SRC Development, LLC., a Florida limited partnership, , who is personally known to me, who did not take an oath and who executed same on behalf of said entities.

Joni L. Maddrey
Notary Public, State of Florida at Large
Printed Name: Joni L. Maddrey
Commission expiration/Seal:



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UNOFFICIAL COPY

Exhibit "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP-2-SOUTH, RANGE-27-WEST, SANTA ROSA COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PALMETTO RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK "E" AT PAGE 54 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST CORNER OF HEATHERS PLACE PHASE ONE, AS RECORDED IN PLAT BOOK 12 AT PAGE 68 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE SOUTH LINE OF SAID HEATHERS PLACE PHASE ONE, FOR A DISTANCE OF 280.60 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE SOUTH LINE OF SAID HEATHERS PLACE PHASE ONE, GO SOUTH 02 DEGREES 34 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 224.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE GO ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET THROUGH A CENTRAL ANGLE OF 61 DEGREES 32 MINUTES 16 SECONDS FOR A DISTANCE OF 456.47 FEET (CHORD BEARING: SOUTH 33 DEGREES 21 MINUTES 00 SECONDS WEST, CHORD DISTANCE: 434.84 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 64 DEGREES 07 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 750.45 FEET; THENCE GO NORTH 87 DEGREES 25 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 535.56 FEET; THENCE GO SOUTH 53 DEGREES 49 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 2686.97 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE GO NORTH 87 DEGREES 50 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, FOR A DISTANCE OF 220.09 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE GO NORTH 87 DEGREES 50 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP-2-SOUTH, RANGE-27-WEST, SANTA ROSA COUNTY, FLORIDA, FOR A DISTANCE OF 439.14 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF RIVER BIRCH ROAD (50 FOOT RIGHT-OF-WAY); THENCE DEPARTING THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, GO NORTH 24 DEGREES 29 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER BIRCH ROAD, FOR A DISTANCE OF 290.83 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF A 150 FOOT WIDE GULF POWER EASEMENT; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER BIRCH ROAD, GO NORTH 53 DEGREES 49 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID GULF POWER EASEMENT, FOR A DISTANCE OF 423.86 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 16; THENCE CONTINUE NORTH 53 DEGREES 49 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID GULF POWER EASEMENT, FOR A DISTANCE OF 2279.69 FEET; THENCE DEPARTING THE NORTHERLY LINE OF SAID GULF POWER EASEMENT, GO SOUTH 36 DEGREES 10 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 225.52 FEET; THENCE GO SOUTH 63 DEGREES 25 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 107.06 FEET; THENCE GO NORTH 53 DEGREES 49 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 107.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE GO ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET THROUGH A CENTRAL ANGLE OF 17 DEGREES 21 MINUTES 03 SECONDS FOR A DISTANCE OF 48.79 FEET (CHORD BEARING: NORTH 62 DEGREES 30 MINUTES 04 SECONDS EAST, CHORD DISTANCE: 84.47 FEET); THENCE GO NORTH 02 DEGREES 34 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 120.41 FEET; THENCE GO SOUTH 88 DEGREES 38 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 350.08 FEET; THENCE GO NORTH 80 DEGREES 12 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 71.66 FEET; THENCE GO NORTH 02 DEGREES 34 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 59.85 FEET; THENCE GO NORTH 19 DEGREES 03 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 120.75 FEET; THENCE GO NORTH 41 DEGREES 15 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF

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173.25 FEET TO THE SOUTHERLY LINE OF SAID GULF POWER EASEMENT; THENCE GO NORTH 36 DEGREES 10 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 150.00 FEET TO THE NORTHERLY LINE OF SAID GULF POWER EASEMENT; THENCE GO NORTH 53 DEGREES 49 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 387.56 FEET; THENCE DEPARTING THE NORTHERLY LINE OF SAID GULF POWER EASEMENT, GO SOUTH 33 DEGREES 42 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 291.13 FEET; THENCE GO NORTH 74 DEGREES 14 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 97.97 FEET; THENCE GO NORTH 51 DEGREES 05 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 140.55 FEET; THENCE GO NORTH 33 DEGREES 07 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 168.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID GULF POWER EASEMENT ALSO BEING SOUTHERLY LINE OF THE AFORESAID HEATHERS PLACE PHASE ONE; THENCE GO NORTH 53 DEGREES 49 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID GULF POWER EASEMENT ALSO BEING SOUTHERLY LINE OF SAID HEATHERS PLACE PHASE ONE, FOR A DISTANCE OF 255.83 FEET TO THE WESTERLY LINE OF BLOCK B OF SAID HEATHERS PLACE PHASE ONE; THENCE DEPARTING THE SOUTHERLY LINE OF SAID GULF POWER EASEMENT ALSO BEING SOUTHERLY LINE OF SAID HEATHERS PLACE PHASE ONE, GO SOUTH 31 DEGREES 13 MINUTES 12 SECONDS EAST ALONG THE WESTERLY LINE OF BLOCK B OF SAID HEATHERS PLACE PHASE ONE, FOR A DISTANCE OF 235.46 FEET TO THE INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE SOUTH LINE OF SAID HEATHERS PLACE PHASE ONE; THENCE GO SOUTH 87 DEGREES 25 MINUTES 11 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE SOUTH LINE OF SAID HEATHERS PLACE PHASE ONE, FOR A DISTANCE OF 493.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LYING IN SECTION 16 AND 17, TOWNSHIP-2-SOUTH, RANGE-27-WEST, SANTA ROSA COUNTY, FLORIDA, CONTAINS 59.60 ACRES MORE OR LESS.