

INSTR # 98181063
OR BK 04143 PG 0731
RECORDED 12/05/98 07:11 AM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DEPUTY CLERK S Wiggins

Prepared by:
Barry W. Bennett, Esq.
The Stanley Wines Law Firm, P.A.
Post Office Box 880
Winter Haven, Florida 33882

(space above this line for recording data)

FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR HART LAKE HILLS

THIS FIRST AMENDMENT to Declaration of Covenants and Restrictions is made this 2nd day of November, 1998, by **BEL CAPITAL, INC.**, a Florida corporation (hereinafter the "Developer").

WHEREAS, the Developer recorded a Declaration of Covenants and Restrictions for **HART LAKE HILLS SUBDIVISION** on February 20, 1998, in Official Records Book 3978, Page 955, Public Records of Polk County, Florida (hereinafter the "Declaration");

WHEREAS, the Developer is the owner of the substantial majority of the lots within **HART LAKE HILLS SUBDIVISION** and wishes to amend the Declaration pursuant to Article XIV, Paragraph B thereof.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Article XII, Paragraph J of the Declaration is amended to read as follows:

J. Wheeled vehicles of any kind, boats, recreational vehicles or any other offensive objects may not be parked or kept on any part of a Lot forward of the house, except that private automobiles and pick-up trucks without commercial signs may be parked in the driveway. Visitors for periods of less than twelve (12) hours are excluded. Boats, recreational vehicles, trailers, motor homes, camping trailers, and all commercial vehicles must be completely housed within the closed garage.

2. Article XIV, Paragraph B of the Declaration is amended by adding the following sentence at the end of paragraph, to-wit:

"Any amendment of this declaration which would affect the surface water management system, including the water management portions of the common areas, must have the prior written approval of the Southwest Florida Management District."

Handwritten initials

3. Except as amended hereby, the Declaration as previously recorded is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Developer has caused this First Amendment to be signed and sealed by its undersigned President as of the date first above written.

Signed, sealed and delivered in the presence of:

BEL CAPITAL, INC.

[Signature]
(Witness Signature)

BY: [Signature]
LESLIE W. DUNSON, JR.,
President

Barry W Bennett
(Print Witness Name)

[Signature]
(Witness Signature)

JACKIE A. DECK
(Print Witness Name)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by LESLIE W. DUNSON, JR. as President of BEL CAPITAL, INC., a Florida corporation, on behalf of the corporation, on this 2nd day of November, 1998. He is personally known to me.

(SEAL)



[Signature]
Notary Public
(Print Name) Barry W. Bennett
My Commission Expires:
My Commission No.: