

**INSTR # 2000047158**

**OR BK 04427 PG 0913**

RECORDED 03/28/2000 04:13 PM  
RICHARD M. WEISS CLERK OF COURT  
POLK COUNTY  
DEPUTY CLERK L Richards

PREPARED BY:  
RICHARD E. STRAUGHN, ESQUIRE  
STRAUGHN, STRAUGHN & TURNER, P.A.  
Post Office Box 2295  
Winter Haven, Fl 33883-2295  
Via Winter Haven Branch Courier

**SECOND AMENDMENT TO DECLARATION OF  
COVENANTS AND RESTRICTIONS FOR  
HART LAKE HILLS**

**THIS SECOND AMENDMENT** to Declaration of Covenants and Restrictions is made this 27th day of March, 2000, 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 O.R. Book 2978, page 955; amended by First Amendment to Declaration of Covenants and Restrictions for Hart Lake Hills recorded December 5, 1998 in O.R. Book 4143, page 0731, public records of Polk County, Florida (hereinafter collectively referred to as "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 II is amended to read as follows:

No Lot covered by this declaration shall be used except for single family residential purposes, and no Lot shall be reduced in size by any method whatsoever, except as specifically set forth herein, but Lots may be enlarged by consolidation with one or more adjoining Lots or portions thereof, under one ownership, in which event the combined Lots shall be treated as a single lot for purposes of compliance with the setback requirements of this declaration, and only for this purpose. However, Lots, once combined, may not subsequently be separated unless each of the separated lots will conform to the original Lot size as set forth on the plat of such Lot and satisfy the setback requirements of this declaration. Developer intends to dedicate the East one-half of Lot 1 of Hart Lake Hills Subdivision Phase One to the Homeowners Association as a "park area" for the purpose

of constructing a boat ramp thereon. The West one-half of Lot 1 will be added to Lot 2.

2. Article XI is amended to add the following sub-paragraph:

D. Approval by Southwest Florida Water Management District: No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, or drainage easement, described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Bartow Regulation Department.

3. Except as amended hereby, the Declaration as previously recorded and amended 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 our presence as witnesses:

Deborah Quattlebaum  
Signature of Witness  
Deborah Quattlebaum  
Printed Name of Witness  
Jill M. Shirah  
Signature of Witness  
Jill M. Shirah  
Printed Name of Witness

BEL CAPITAL, INC., a Florida corporation

Leslie W. Dunson, Jr.  
By: Leslie W. Dunson, Jr.  
As its: President

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 27th day of March, 2000, by Leslie W. Dunson, Jr., as President of Bel Capital, Inc., a Florida corporation, who is personally known to me and who did not take an oath.

Deborah Quattlebaum  
Notary Public



Deborah Quattlebaum  
MY COMMISSION # CC79831 EXPIRES  
April 23, 2003  
BONDED THROUGH FAIR INSURANCE, INC.