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Prepared by and Return to:  
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Zimmerman, Kiser & Sutcliffe, P.A.  
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315 East Robinson Street  
Orlando, Florida 32801  
8272-31

**THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
SANDY RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.**

THIS THIRD AMENDMENT to Declaration of Covenants and Restrictions is made and entered into by D.R. Horton, Inc. a Delaware corporation hereinafter referred to as "Builder," 5850 T.G. Lee Boulevard, Suite 600, Orlando, Florida, 32822, and Sandy Ridge Development, LLC, a Florida limited liability company, hereinafter referred to as "Declarant," 1031 West Morse Boulevard, Suite 325, Winter Park, Florida, 32789.

WHEREAS, Declarant and Builder have caused the Declaration of Covenants and Restrictions for Sandy Ridge Homeowners Association of Polk County, Inc. to be recorded in Official Records Book 5732, Page 1971, as amended by Amendment to Declarations of Covenants and Restrictions for Sandy Ridge Homeowners Association of Polk County, Inc. recorded in Official Records Book 5907, Page 1336, and further amended by Second Amendment to Declaration of Covenants and Restrictions for Sandy Ridge Homeowners Association of Polk County, Inc., recorded in Official Records Book 6680, Page 1007, all of the Public Records of Polk County, Florida (collectively, the "Declaration"); and,

WHEREAS, less than ninety percent (90%) of the lots within Sandy Ridge Subdivision according to the Plat recorded in the Public Records of Polk County, Florida, have been sold and conveyed to purchasers other than Declarant; and,

WHEREAS, Declarant and Builder desire to further modify the Declaration.

NOW, THEREFORE, in consideration of the foregoing and the following terms and conditions, Builder and Declarant hereby declare the following:

1. Section 17 of Article VIII of the Declaration is deleted in its entirety and replaced with the following:

Section 17. Signage. No sign of any kind shall be displayed to the public view on any Lot except for one professionally lettered and constructed temporary sign not more than four (4) feet square in size approved by the Architectural Control Committee, the purpose of which is to indicate the sale or rental of a Unit or Lot. Notwithstanding the foregoing, for so long as either Declarant or Builder shall be the Owner of a Unit or Lot, Declarant and Builder shall be the only parties permitted to display a sign on a Lot, the purpose of which is indicate the sale or rental of a Unit or Lot.

2. The following section shall be added to Article VIII of the Declaration:

Section 36. Interior Window Decorations. No draperies, blinds, shades, shutters, sheets or any other type of decoration or finishing may be affixed to or placed on the interior of any window to any improvement on a Unit, if such decoration or finishing is visible from the exterior of the Unit, unless such

decoration or finishing has been approved by the Architectural Control Committee, which approval may be withheld by such committee in its sole and absolute discretion. Approval by the Architectural Control Committee shall not be granted, if the effect of any of the foregoing will detract from the exterior aesthetic appearance of the Subdivision.

***The remainder of this page has been intentionally left blank.***

DATED the 27<sup>th</sup> day of October, 2006.

Witnesses:

Cheryl M. Kirst  
Cheryl M. Kirst

Printed Name:

Sherry Cooper  
Sherry Cooper

Printed Name:

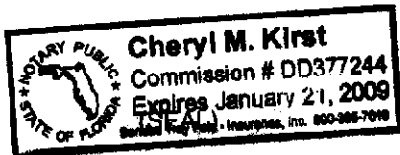
SANDY RIDGE DEVELOPMENT, LLC,  
a Florida limited liability company

By:

Allan E. Keen  
Allan E. Keen, Managing Member

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2006, by Allan E. Keen, as Managing Member of Sandy Ridge Development, LLC, a Florida limited liability company, on behalf of the limited liability company, who is  personally known to me, or  has produced NIA as identification.



Cheryl M. Kirst  
Notary Signature  
Cheryl M. Kirst  
Typed or Printed Notary Name

D.R. HORTON, INC., a Delaware corporation

By: [Signature]  
Printed Name: William E. Barfield  
Title: Assistant Secretary

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2006, by William E. Barfield, as Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.

(SEAL)



[Signature]  
Notary Signature  
Brandy Sue Murphy  
Typed or Printed Notary Name