

This Instrument Prepared By:  
Lon Worth Crow IV, Esq.  
211 North Commerce Avenue  
Sebring, Florida 33870



OFFICIAL RECORDS FILE#: 2133026  
OR BK 2952 PG 1622 PAGES: 1- 3 DOC TYPE: AMD  
REC FEES: \$27.00  
D.C. MBRENES, FILED: 1/19/2023 4:21:09 PM  
JEROME KASZUBOWSKI  
CLERK OF COURTS, HIGHLANDS CO.

**ADOPTION OF RULES PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGHLANDS RIDGE ON LAKE BONNETT, PHASE III, A SUBDIVISION AND TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGES OF HIGHLANDS RIDGE –PHASE IV, A SUBDIVISION AND THE ARTICLES AND BYLAWS OF THE VILLAGES OF HIGHLANDS RIDGE HOMEOWNERS ASSOCIATION INC.**

THIS ADOPTION OF RULES PURSUANT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGHLANDS RIDGE ON LAKE BONNETT, PHASE III, A SUBDIVISION AND THE AMENDED AND RESTATED DELCARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGES OF HIGHLANDS RIDGE—PHASE IV, A SUBDIVISION and the Articles and Bylaws of the Villiages of Highlands Ridge Homeowners Association Inc. is made effective as of the 8th day of March 2022 by VILLAGES OF HIGHLANDS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation (hereinafter referred to as “the Assocaition”) the declarant’s sucessor in interest.

**RECITALS**

A. Pursuant to the Chapter 720, *Florida Statutes*, the Articles of Incorporation for the Villages of Highlands Ridge Homeowners Association, Inc. (herein “the Association”), the Board of Directors (herein “the Board”) has the authority to adopt rules for the implementation of the Declarations;

B. On December 9, 2022 the Board provided notice to the membership of the adoption of proposed rules pursuant to the govern documents;

C. On January 12, 2023 the Board unanimously approved by vote the adoption of the proposed Rules;

NOW, THEREFORE, the Association as approved by the Board does hereby adopt the following Rules for implementation of the indicated sections for all of the property described in the Declarations and Supplements thereto which were made subject to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge on Lake Bonnet, Phase III, A Subdivision recorded in Official Records of Highlands County, Florida at Book 1527, Page 705 and the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villages of Highlands Ridge – Phase IV, A Subdivision recorded in Official Records of Highland County, Florida at Book 1527, Page 767 as Amended in Official Records of Highlands County, Florida at Book 2890, Page 51:

**RULES REGARDING IMPLEMENTATION.  
OF COVENANTS AND RESTRICTIONS**

**2.01 Residential Use and Construction.** For purposes of implementation Section 2.01, the determination of colors for exterior painting of homes shall be made in accordance and consistent with similar colors and themes existing within the section of the community where the home is located.

**2.06 Walls and Hedges.** For purpose of implementation of Section 2.06:

a) a lot line hedge is hereby defined as any vegetation growing within two (2) feet of the property lot line that cannot be seen over by an average person and/or cannot be seen through with clear visibility.

b) A property lot line is defined as a lot line is shared with an adjacent lot or part of the golf course on either the side or back of the lot. Excluded from this definition is any property lot line adjacent to the outer boundary of the community.

**2.08 Landscaping.** For purposes of implementation of Section 2.08, a homeowner's obligation to edge lawns are not required so long as the edging of lawns is covered by the services provided by the contractor pursuant to the basic maintenance fee of the community. Further, the maintenance of existing landscaping by a homeowner does not require approval from the Architectural Control Committee. However, in order to change or add to existing landscaping, the homeowner must first obtain approval from the Architectural Control Committee.

**2.18 Additions and Modifications.** For purposes of implementation of Section 2.18, metal roofing materials must be architectural shingle style and cannot be flat metal roofing systems.


**3.03 Vehicles.** For purposes of implementation of Section 3.03, passenger vehicles shall be defined as a car, SUV, minivan, or pickup truck which is used primarily for the transportation of people and not for business purposes. A passenger vehicle does not include any vehicle which is designed, used, or maintained primarily for the transportation of property.

**3.05 Utilities and Lines.** For purposes of implementation of Section 3.05, any propane tanks installed on any lot must be buried or concealed on all sides with a structure approved by the Architectural Control Committee. All pool equipment, irrigation pumps and generators shall be concealed through the use of shrubs and/or fences. Photovoltaic solar panels shall not be installed on street facing roof elevations unless there is a significant reduction in the production of electricity. All non-photovoltaic solar systems must be installed on the rear or side roof elevations of the home.

**3.12 Commercial Activity.** For purposes of implementation of Section 3.12, handyman services offered only by community residents to other community residents or by individuals to community residents by word of mouth, is not considered a prohibited business as defined in section 3.12.

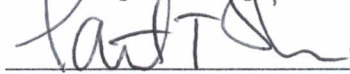
IN WITNESS WHEREOF, the Association has caused its undersigned duly authorized officer to set her hand and seal of the Association effective as of the \_\_\_ day of January, 2023.

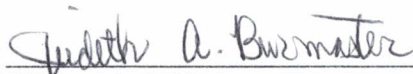
**WITNESSES**

  
Print Name: Don W. Clark

  
Print Name: Angie Brown

**VILLAGES OF HIGHLANDS RIDGE  
HOMEOWNERS ASSOCIATION, INC., a  
Florida non-profit corporation**

By:   
Print Name: Patrick Shine  
Title: President

By:   
Print Name: Judy Burmaster  
Title: Secretary

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this \_\_\_ day of January, 2023 by Patrick Stanz and Judy Zuparski the President and Secretary, respectively, of VILLAGES OF HIGHLANDS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. Each is personally known to me or did produce \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC

Print Name: Lon Worth Crow IV

My commission expires: \_\_\_\_\_

**LON WORTH CROW IV**  
Notary Public - State of Florida  
My Comm. Expires January 3, 2027  
Commission #HH 327567