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OFFICIAL RECORDS FILE#: 2050451  
OR BK 2846 PG 828 PAGES: 1- 5 DOC TYPE: ASG  
REC FEES: \$44.00  
D.C. JLIPSCOMBI. FILED: 8/24/2021 4:12:48 PM  
JEROME KASZUBOWSKI  
CLERK OF COURTS, HIGHLANDS CO.

Prepared by:  
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Clifford R. Rhoades, P.A.  
2141 Lakeview Drive  
Sebring, FL 33870

**ASSIGNMENT OF DECLARANT'S RIGHTS**

THIS ASSIGNMENT OF DECLARANT'S RIGHTS between Sebring Land Limited Partnership, a Florida limited partnership ("Assignor" or "Declarant" which may be used interchangeably herein) and Villages of Highlands Ridge Homeowners Association, Inc., a Florida not for profit corporation ("Assignee") is dated this 9<sup>th</sup> day of April, 2021. *Assignor* *GLP* *WJL*

WHEREAS, Sebring Land Limited Partnership, a Florida limited partnership is the Declarant for Villages of Highlands Ridge, Phase III, IV, V, VI-B, VII-A, VII-B/C and Phase VIII; and

WHEREAS, Assignor or its predecessors in interest placed of record in the public records of Highlands County, Florida the following declarations (the "Declarations") of restrictive covenants and partial assignments of Assignor's rights (as the case may be), as follows:

Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge on Lake Bonnet, Phase III dated December 6, 1994 and recorded in O.R. Book 1280, Page 744 of the Public Records of Highlands County, Florida;

Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge on Lake Bonnet, Phase III recorded in O.R. Book 1527, Page 705 of the Public Records of Highlands County, Florida; and

Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge on Lake Bonnet, Phase IV recorded in O.R. Book 1407, Page 895 of the Public Records of Highlands County, Florida;

Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge on Lake Bonnet, Phase IV dated March 18, 1998 and recorded in O.R. Book 1527, Page 767 of the Public Records of Highlands County, Florida;

Supplement to Declaration (of Covenants, Conditions, Restrictions and Easements for Villages of Highlands Ridge - Phase IV, a Subdivision) dated January 9, 2001 recorded in O.R. Book 1532, Page 932 of the Public Records of Highlands County, Florida;

LON WORTH CROW IV PA  
211 NORTH COMMERCE AVE  
SEBRING FL 33870



Supplement to Declaration (Phase V) dated October 25, 2001 was recorded in O.R. Book 1588, Page 1518 of the Public Records of Highlands County, Florida;

Supplemental Declaration (Villages of Highlands Ridge, Phase VI-B, Section One) dated November 16, 2006 recorded in O.R. Book 2024, Page 306 of the Public Records of Highlands County, Florida;

Amended and Restated Supplemental Declaration (Villages of Highlands Ridge, Phase VII-A, Section One) dated March 29, 2004 and recorded in O.R. Book 1750, Page 384 of the Public Records of Highlands County, Florida;

Supplemental Declaration (Villages of Highlands Ridge, Phase VII-B, Section One) dated September 17, 2004 and recorded in O.R. Book 1793, Page 600 of the Public Records of Highlands County, Florida;

Supplemental Declaration (Villages of Highlands Ridge, Phase VII-C) dated January 18, 2006 and recorded in O.R. Book 1936, Page 1909 of the Public Records of Highlands County, Florida;

Supplemental Declaration Villages of Highlands Ridge, Phase VIII dated January 18, 2006 and recorded in O.R. Book 1936, Page 1895 of the Public Records of Highlands County, Florida;

Assignment of Declarant's Rights dated July 28, 2000 and recorded in O.R. Book 1507, Page 1835 of the Public Records of Highlands County, Florida;

Corrective Assignment of Declarant's Rights dated July 28, 2000 and recorded in O.R. Book 1515, Page 1143 of the Public Records of Highlands County, Florida;

Partial Assignment of Declarant's Rights dated March 29, 2004 and recorded in O.R. Book 1750, Page 378 of the Public Records of Highlands County, Florida;

Declaration of Restrictions dated August 27, 2007 and recorded in O.R. Book 2094, Page 575 all of the Public Records of Highlands County, Florida;

Partial Assignment of Declarant's Rights dated December 31, 2009 and recorded in O.R. Book 2222, Page 1907 of the Public Records of Highlands County, Florida;

Partial Assignment of Declarant's Rights dated January 11, 2010 and recorded in O.R. Book 2222, Page 1903 of the Public Records of Highlands County, Florida; and

Whereas, Section 8.02 of the Declaration identified above as the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge Phase IV, a Subdivision recorded at Official Records Book 1527, page 0767, Public Records of Highlands County, Florida allows the Assignor to assign any or all of its rights, powers, duties, obligations, and responsibilities as Declarant under the Declaration and

WHEREAS, Assignor has deemed it to be in the best interest of Assignor to assign a portion of, but not all of, Assignor's rights to Assignee; therefore

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is acknowledged by and between the parties, Assignor and Assignee, intending to be legally bound, they do each hereby agree as follows:

1. The foregoing recitals are true and by this reference are incorporated herein and made a part of this Assignment.

2. Assignor irrevocably and unconditionally assigns each and all of Assignor's rights under the Declarations referenced herein to the Assignee as to each lot in Highlands Ridge Phase III, IV, V, VI-B, VII-A, VII-B/C inclusive and Phase VIII which has been conveyed by Assignor to an owner. However, Assignor shall retain Assignor's enforcement rights (to the extent not previously assigned) in the above Phases as to lots owned by Assignor. No amendment to the Declarations as to substantive architectural standards shall be effective as to lots owned by Assignor without prior written consent of Assignor.

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*including, inter alia, without limitation, the right to adjust lot lines, setbacks, approve elevations, landscape requirements, and all other elements of design approval for*

3. Assignor warrants to Assignee that:

(a) each Declaration is in full force and effect as to the Declarations identified herein and above and has not been amended in any way;

now  
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(b) Assignor has full right and authority to assign its right, except as previously assigned to City of Sebring, as Declarant under the Declaration and that the rights hereby assigned are free and clear of all liens or encumbrances;

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NPA

(c) Assignor has performed in all material respects its duties, obligations, and responsibilities as Declarant under the Declarations identified herein and above;

(d) Assignor has no knowledge of any claim, asserted or un-asserted that Assignor has failed to perform its duties as Declarant under the Declarations; and

(e) Assignor knows of no defense that could be asserted to avoid or circumvent the enforcement of the Declarations identified herein and above.

Assignor agrees to indemnify and hold Assignee harmless from and against all claims, demands, actions, liabilities or damages, including reasonable attorney's fees, related to or arising out of events or circumstances occurring or existing in connection with this Assignment.

4. Assignee hereby accepts all rights and powers of the Assignor under the Declaration as more particularly identified herein and above.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment of Declarant's Rights to be executed by their duly authorized representatives effective as of the date first written above.

WITNESSES:

Nada Ahoj  
Print Name: \_\_\_\_\_

Mitsy Mehra  
Print Name: Mitsy Mehra

"ASSIGNOR"

SEBRING LAND LIMITED PARTNERSHIP, a Florida limited partnership

By: 27/SSH Corporation, a Florida corporation, General Partner

By: George P. Apostolicas  
George P. Apostolicas, President

STATE OF ~~FLORIDA~~ <sup>NEW HAMPSHIRE</sup>  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 4 day of August, 2021 by George P. Apostolicas, President of 27/SSH Corporation, General Partner of Sebring Land Limited Partnership, a Florida limited partners on behalf of the partnership he is [ ] personally known to me or who [] has produced NH Drivers License as identification.

Hilary Ford

Notary Public, State of Florida NH

Print Name: Hilary Ford

My Commission expires: December 19, 2023

HILARY FORD  
★ NOTARY PUBLIC - NEW HAMPSHIRE ★  
My Commission Expires December 19, 2023

WITNESSES

Printed Name: Low W. Chow

Printed Name: Angie Ramirez

Printed Name: Low W. Chow

Printed Name: Angie Ramirez

“ASSIGNEE”

VILLAGES OF HIGHLANDS RIDEGE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

By: Nancy Owens  
Nancy Owens, President

Attest:

By: Linda Hathorn  
Linda Hathorn, Secretary

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2021 by Nancy Owens, as President and Linda Hathorn, as Secretary of Villages of Highlands Ridge Homeowners Association, Inc., a Florida not for profit corporation on behalf of the corporation they are [ ] personally known to me or who [X], has produced Florida Driver License as identification.

**ANGIE RAMIREZ**  
Notary Public - State of Florida  
My Comm. Expires September 23, 2024  
Commission #HH 36744

Angie Ramirez  
Notary Public, State of Florida  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_