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JEROME KASZUBOWSKI
CLERK OF COURTS, HIGHLANDS CO.

AMENDMENT 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

THIS AMENDMENT 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 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. On January 5, 2001 Sebring Highlands Builders, LLC, caused to be recorded in the Official Records of Highlands County, Florida at Book 1527, Page 705, the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Highlands Ridge on Lake Bonnet, Phase III, A Subdivision subjecting the property described therein to the declaration (herein “the Lake Bonnet Declaration”).

B. On January 5, 2001, Sebring Highlands Builders, LLC caused to be recorded in the Official Records of Highland County, Florida at Book 1527, Page 767, an Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villages of Highlands Ridge – Phase IV, A Subdivision subjecting the property described therein to the declaration (herein “the Highlands Ridge Declaration”).

C. On March 29, 2004 the declarant, Sebring Highlands Builders, LLC, assigned all rights, powers and interest Sebring Land Limited Partnership. Said assignment is recorded in the Official Records of Highlands County, Florida at Book 1750, Page 378.

D. On February 5, 2001 the declarant, Sebring Land Limited Partnership, caused to be recorded in the Official Records of Highlands County, Florida at Book 1583, Page 1518, a Supplement to Declaration adding Villages of Highlands Ridge – Phase V property as recorded in Plat Book 16, Page 45 to the Highlands Ridge Declaration.

E. On February 13, 2001, Sebring Land Limited Partnership caused to be recorded in the Official Records of Highlands County, Florida at Book 1532, Page 932, a Supplement to Declaration adding Villages of Highlands Ridge – Phase VI-A property as recorded in Plat Book 16, Page 45 to the Highlands Ridge Declaration.



**HIGHLANDS RIDGE HOA
3003 E FAIRWAY VISTA DR
AVON PARK FL 33825**

F. On November 16, 2006, Sebring Land Limited Partnership caused to be recorded in Official Records of Highlands County, Florida at Book 2024, Page 306, a Supplement to Declaration adding Villages of Highlands Ridge – Phase VI-B property as recorded in Plat Book 16, Page 70 to the Highlands Ridge Declaration.

G. On April 21, 2003, Sebring Land Limited Partnership caused to be recorded in Official Records of Highlands County, Florida at Book 1668, Page 1752, a Supplement to Declaration adding Villages of Highlands Ridge – Phase VII-A property as recorded in Plat Book 16, Page 54 to the Highlands Ridge Declaration.

H. On October 1, 2004, Sebring Land Limited Partnership caused to be recorded in Official Records of Highlands County, Florida at Book 1793, Page 600, a Supplement to Declaration adding Villages of Highlands Ridge – Phase VII-B property as recorded in Plat Book 16, Page 59 to the Highlands Ridge Declaration.

I. On January 20, 2006, Sebring Land Limited Partnership caused to be recorded in Official Records of Highlands County, Florida at Book 1936, Page 1909, a Supplement to Declaration adding Villages of Highlands Ridge – Phase VII-C property as recorded in Plat Book 16, Page 90 to the Highlands Ridge Declaration.

J. On January 20, 2006 Sebring Land Limited Partnership caused to be recorded in Official Records of Highlands County, Florida at Book 1936, Page 1895, a Supplement to Declaration adding Villages of Highlands Ridge – Phase VIII property an unrecorded plat to the Highlands Ridge Declaration.

K. On August 24, 2001, the declarant, Sebring Land Limited Partnership, assigned all of its rights, powers and interest under the Lake Bonnet Declaration and the Highlands Ridge Declaration to the Villages of Highlands Ridge Homeowners Association, Inc. (herein “the Association”), said assignment is recorded in Official Records of Highlands County, Florida at Book 2846, Page 828.

L. Section 8.04 of the Lake Bonnet Declaration and the Highlands Ridge Declaration provide for the amending of the declarations with approval from the Declarant and a majority of the lot owners of property subject to the declarations.

M. On February 6, 2022, a duly noticed meeting of the lot owners subject to the declarations was convened with a sufficient number in attendance for a quorum wherein the following amendments to the Lake Bonnet Declaration and Highlands Ridge Declaration were approved by a majority of the lot owners of property subject to the declarations and said owners having evidence their approval of said amendments as indicated on their notarized signatures attached hereto.

NOW, THEREFORE, the Association as approved by a majority of the non-declarant owned lots hereby declares that all of the property described in the Declarations and Supplements

thereto described above which were made subject to the Lake Bonnet Declaration recorded in Official Records of Highlands County, Florida at Book 1527, Page 705 and the Highlands Ridge Declaration recorded in the Official Records of Highland County, Florida at Book 1527, Page 767 and do hereby amend the Lake Bonnet Declaration and Highlands Ridge Declaration as follows:

1. Article I, Section 1.03 is amended to read:

1.03 "Common Facilities" shall mean the Common Facilities more fully described in Section 5.01 of this Declaration.

2. Article II, Section 2.08 is amended to read:

2.08 Landscaping. All landscaping on any Lot shall be pruned and maintained in good condition. Landscaping shall not be planted on any Lot in a manner which will obstruct or hinder lawn mowing. All Lot Owners are required to water, edge, trim and weed their Lot. The cutting only of grass is currently included in the monthly Base Fee under Section 5.05 below. Burning of any nature is prohibited. No trees will be removed without the prior written consent of the Association. All Lot Owners may not place or maintain any man-made object or vegetation between the front elevation of the home and the roadway easement which obstructs the line of sight from the roadway of the house identification number. All Lot Owners may not place or maintain any man-made object or vegetation between the front elevation of the home and the roadway easement which obstructs the line of sight of vehicular or pedestrian traffic of the Lot Owner or their neighbor.

3. Article II, Section 2.10 is amended to read:

2.10 Sewer and Water. No septic tanks will be permitted on any Lot.

4. Article II, Section 2.16 is amended to read:

2.16 Flag Poles. Any Lot Owner may: (a) display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag; (b) erect a freestanding flagpole not to exceed twenty (20) feet in height on the Owners Lot, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Lot Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, a POW-MIA flag, flags of other states, professional sports teams, and college sports teams. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable

governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents and shall not be placed on a location so as to impede the mowing of grass.

5. Article III, Section 3.06 is amended to read:

3.06 Signs. No signs of any kind shall be displayed to public view on any Lot except for (a) one (1) residence identification sign attached to the Home, which shall not exceed 6 x 24 inches in size; (b) no more than two (2) signs (one located in the front of the Lot and the other located in the rear of the Lot advertising the Home for sale or rent, the size and design of which shall be prescribed by the ACC, provided it shall contain a place for the name and telephone number of the real estate agency and any other information required under applicable real estate brokerage laws.

6. Article III, Section 3.09 is amended to read:

3.09 Garbage and Refuse Disposal. No Lot shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in suitable sanitary containers fully enclosed and covered. Waste and Recycle carts shall be stored within the resident's structure, 100 percent out of public view, with exception of being set out at the curb for collection. Waste and Recycle carts shall be set out the morning of the scheduled collection and will be put in on the same day of the collection. If an architecturally approved outside enclosure is on file for your residence, it may be utilized for Waste and Recycle carts provided the carts are stored, without exception, 100 percent out of public view, as observed from any horizontal direction beyond the residence's property line boundaries. Temporary or non-approved enclosures are prohibited. Yard waste shall be placed in dumpsters in areas designated by the Association or placed next to the curb for pick up on designated days. No waste of any kind shall be dumped on undeveloped land in the Villages of Highlands Ridge Community.

7. Article III is amended to add the following section:

3.19 Enforcement. The Association may levy reasonable fines. A fine may not exceed \$100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the Association bylaws, or reasonable rules of the association unless otherwise provided in the governing documents. A fine may be levied by the Board of Directors for each day of a continuing violation, with a single notice and opportunity for hearing, and the fine may exceed \$1,000 in the aggregate. Should the aggregate amount of any fine levied against any Lot Owner exceed \$1,000.00, the fine shall become a lien on the Lot Owner's Lot and may be enforced as provided in Section 7.05 of the Declaration and Chapter 720, *Florida Statutes*. In any action to recover a fine, the

prevailing party is entitled to reasonable attorney fees and costs from the non-prevailing party as determined by the court.

A fine may not be imposed by the Board of Directors without at least 14 days' notice to the person sought to be fined and an opportunity for a hearing before a committee of at least three members appointed by the Board of Directors who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine, it may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine levied by the Board of Directors. If the Board of Directors imposes a fine, the Association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.

The Association may suspend, without notice, the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the Association that is more than 90 days delinquent. A voting interest or consent right allocated to a parcel or member which has been suspended by the Association shall be subtracted from the total number of voting interests in the Association, which shall be reduced by the number of suspended voting interests when calculating the total percentage or number of all voting interests available to take or approve any action, and the suspended voting interests shall not be considered for any purpose, including, but not limited to, the percentage or number of voting interests necessary to constitute a quorum, the percentage or number of voting interests required to conduct an election, or the percentage or number of voting interests required to approve an action pursuant to Chapter 720 *Florida Statutes* or pursuant to the governing documents. The suspension ends upon full payment of all obligations currently due or overdue to the Association.

All suspensions imposed pursuant to this section must be approved at a properly noticed Board of Directors meeting. Upon approval, the Association must notify the parcel owner and, if applicable, the parcel's occupant, licensee, or invitee by mail or hand delivery

8. Article VI, Section 6.01 is amended to read:

6.01 Restrictions on Use, Occupancy, and Alienation. Except as otherwise specifically provided, the restrictions set forth in this Section 6.01 may be amended only in accordance with Section 8.04.

(a) Restrictions on Occupancy. The Lots within the Subdivision are intended primarily for the housing of persons 55 years of age or older. The provisions of this Section are intended to be consistent with, and are set forth in order to comply with, the Fair Housing Amendments Act, 42 U.S.C. Section 3601 *et seq.* (1988), as amended, the exemption set out in 42 U.S.C. Section 3607(b)(2)(C), and the regulations promulgated thereunder (collectively, as may be amended, the "Act")

regarding discrimination based on familial status. The Association, acting through the Board, shall have the power to amend this Section, without the consent of the members of the Association or any person, for the purpose of making this Section consistent with the Act, the regulations adopted pursuant thereto, and any related judicial decisions in order to maintain the intent and enforceability of this Section.

(i) Each occupied dwelling or residence on a Lot (“Residence”) shall at all times have a permanent occupant of at least one person who is 55 years of age or older (the “Qualifying Occupant”); however, in the event of the death or disability of a person who was the sole Qualifying Occupant of a Residence, resulting in a termination of such Qualifying Occupant’s permanent occupancy of the Residence, a spouse 18 years of age or older who occupied the Residence with such Qualifying Occupant at the time of his or her death or disability may continue to occupy the Residence as long as the provision of the Act are not violated by such occupancy.

(ii) No person under the age of 18 shall occupy a residence.

(iii) For purposes of this Section 6.01(a), an occupant shall not be considered a “permanent occupant” unless such occupant considers the Residence to be his or her legal residence and actually resides in the Residence for at least six months during every calendar year. A person shall “occupy” a Residence if he or she stays overnight in the Residence for more than 21 days in any 60-day period or for more than 30 days in any 12-month period.

(iv) Nothing in this Section is intended to restrict the ownership of or transfer of title to any Lot; provided, no Owner under the age of 55 may occupy a Residence unless the requirements of this Section 6.01(a) and the Act are met and no Owner shall permit occupancy of the Residence in violation of this Section or the Act. Owners shall be responsible for including a statement that the Lots within the Villages of Highlands Ridge are intended for the housing of person 55 years of age or older, as set forth in this Section, in conspicuous type in any lease or other occupancy agreement or contract of sale relating to such Owner’s Lot, which agreements or contract shall be in writing and signed by the tenant or purchaser, and for clearly disclosing such intent to any prospective tenant, purchaser, or other potential occupant of the Lot. Every lease of a Lot shall provide that failure to comply with the requirements and restrictions of this Section shall constitute a default under the lease.

(v) Any Person may request in writing that the Board make an exception to the requirements of this Section with respect to occupancy of a Residence. The Board may, but shall not be obligated to, grant exceptions in its sole discretion, provided that the requirements for exemption from the Act would still be met.

(vi) In the event of any change in occupancy of any Residence, as a result of a transfer of title, a lease or sublease, a birth or death, change in marital status, vacancy, change in location or permanent residence, or otherwise, the Owner of the Residence shall immediately notify the Board in writing and provide the Board the names and ages of all current occupants of the Residence and such other information as the Board may reasonably require to verify the age of each occupant. In the event that an Owner fails to notify the Board and provide all required information within 10 days after a change in occupancy occurs, the Association may levy monetary fines against the Owner and the Lot for each day after the change in occupancy occurs until the Association receives the required notice and information, regardless of whether the occupancy continues to meet the requirements of this Article, in addition to all other remedies available to the Association under this Declaration and Florida law.

(vii) **Monitoring Compliance; Appointment of Attorney-in-Fact.** The Association shall be responsible for maintaining age records on all occupants of Residences. The Board shall adopt policies, procedure, and rules to monitor and maintain compliance with this Section and the Act, including policies regarding visitors, updating of age records, the granting of exemptions to compliance, and enforcement. The Association shall periodically distribute such policies, procedures, and rules to the Owners and make copies available to Owners, their tenants and Mortgagees upon reasonable request.

The Association may enforce this Section 6.01(a) in any legal or equitable manner available, as the Board deems appropriate, including without limitation, conducting a census of the occupants of the Residences, requiring that copies of birth certificates or other proof of age for each occupant be provided to the Board on a periodic basis, and taking action to evict the occupants of any Residence which does not comply with the requirements and restrictions of this Section. Each Owner shall fully and truthfully respond to any Association request for information regarding the occupancy of Residences or his or her Lot which, in the Board's judgment, is reasonably necessary to monitor compliance with this Section. **Each Owner hereby appoints the Association as its attorney-in-fact for the purpose of taking legal or equitable action to dispossess, evict, or otherwise remove the occupants of any Residence on his or her Lot as necessary to enforce compliance with this Section.**

Each Owner shall be responsible for ensuring compliance of its Lot with the requirements and restriction of this Section, and the Association rules adopted hereunder, by itself and by its tenants and other occupants of its Lot.

(b) **Residential and Related Uses.** Lots shall be used primarily for residential and related purposes. No business shall be conducted in, on, or from any Lot, except that an Owner or another resident of the Lot may conduct business activities on such Lot if the business activity:

(i) is not apparent or detectable by sight, sound, or smell outside of permitted structure;

(ii) complies with applicable zoning requirements;

(iii) does not involve regular visitation of the Lot by clients, customer, suppliers, or other business invitees, or door-to-door solicitation within the Community; and

(iv) is consistent with the residential character of the Community and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of others within the Community, as determined in the Board's sole discretion.

"Business" shall have its ordinary, generally accepted meaning and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves providing goods or services to Persons other than the family of the producer and for which the producer receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required.

This Section 6.01(b) shall not apply to the Association activities related to the provision of services or to operating and maintaining the Community, including the Community's recreational and other activities. Leasing a Residence for residential purpose is not a "business" within the meaning of this subsection.

(c) Leasing. For purposes of this Declaration, "leasing" is the regular, exclusive occupancy of a dwelling by any Person other than the Owner, for which the Owner receives any consideration or benefit, including a fee, service, or gratuity. The principal dwelling on the Lot may be leased only in its entirety (*e.g.*, separate rooms within the same dwelling may not be separately leased); provided, a detached "in-law suite" or "guest house" may be independently leased.

All leases shall be in writing and shall have a term of at least thirty (30) days. All leases must require that tenants and all occupants of the leased Lot are bound by and obligated to comply with the Governing Documents; provided, the Governing Documents shall apply regardless of whether such a provision is specifically set forth in the lease.

Within ten days of a lease being signed, an Owner shall notify the Board or Association's managing agent of the lease and provide any additional information the Board may reasonably require. The Owner must give the tenant copies of the Governing Documents. In addition to this sub-section, the Board may adopt reasonable Use Restrictions and rules regulating leasing and subleasing.

(d) **Maximum Occupancy.** No more than two Persons per bedroom may occupy the same dwelling on a regular and consistent basis (as the Board determines).

(e) **Occupants Bound.** Every Owner shall cause anyone occupying or visiting his or her Lot to comply with the Governing Documents and shall be responsible for all violations and losses they cause to the Common Maintenance Areas, notwithstanding the fact that such Persons also are responsible for complying and may be sanctioned for any violation.

(f) **Subdivision of a Lot and Time-Sharing.** Lots may not be subdivided or their boundary lines changed except with the Board's prior written approval. The use of any Lot for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Lot rotates among participants in the program on a fixed or floating time schedule over a period of years is prohibited.

9. Article VI, Section 6.02 is deleted.

10. Article VII, Section 7.03 is amended to read:

7.03 Annual Assessments. The Association shall have the authority to levy annual assessments for the reasonable cost of maintenance, repair and replacement of the roadways or other Common Areas of the Subdivision to which the Association holds title, and costs for insurance and taxes thereon, and for the ordinary expenses of operating the Association and discharging the Association's functions and duties as defined in this Declaration, the Association's By-Laws, the Association's rules and regulations, and Chapter 720, *Florida Statutes*. Operating expenses include, but are not limited to, i) those expenses incurred by the Association for the operation of the Association; ii) those expenses needed to hold membership promotional events and other membership benefitting activities, and iii) membership benefitting contributions for projects to non-profit entities in an amount not to exceed 10% of the annual assessment per year. Such annual assessments may be levied only by a majority vote of the Board of Directors of the Association. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to each Owner subject thereto.

11. Article VII, Section 7.05 is amended to read:

7.05 Collection and Lien Rights of Association. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis. Each Lot Owner shall be personally responsible for payment of any assessments for each month that the Lot Owner owns the Lot. Any monthly installment of assessments which is not paid by the fifth (5th) day of each month

shall bear interest from the first day of the month at the maximum lawful rate per annum. Any assessments, together with interest, administrative late fee of the greater of \$25.00 or five percent (5%) of the amount due, and costs of collection, including reasonable attorney's fees and costs, shall be a charge on the land and a continuing lien on the Lot. The Association is authorized to sign and record a Notice of Nonpayment and Certificate of Lien in the public records of Highlands County, Florida pursuant to Section 720.3085, *Florida Statutes*. Said lien may be enforced by the Association in the same manner in which mortgages are enforced in the State of Florida. No Lot Owner may waive or otherwise escape liability for assessments by non-use of the Common Areas to which the Association holds title or by abandonment of the Lot.

IN WITNESS WHEREOF, the Association as successor in interest to the declarant has caused its undersigned duly authorized officer to set her hand and seal of the Association effective as of the 8th day of March, 2022.

WITNESSES

Angie Brown
Print Name: Angie Brown

Lon Chew
Print Name: Lon Chew

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

By: Nancy Owens
Print Name: Nancy Owens
Title: President

By: Linda Hathorn
Print Name: Linda Hathorn
Title: Secretary

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 8th day of March, 2022 by Nancy Owens and Linda Hathorn 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.

Lon Worth Crow IV
NOTARY PUBLIC
Print Name: _____
My commission expires: _____



**Lon Worth Crow IV
Notary Public
Commission#GG288495
Expires January 3, 2023**

CERTIFICATE OF ASSOCIATION

The undersigned duly authorized officers of the VILLAGES OF HIGHLANDS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation (the "Association"), the homeowners association which administers the operation of 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 VILLAGES OF HIGHLANDS RIDGE-PHASE IV, PHASE V, PHASE VI-A, PHASE VI-B, PHASE VII-A, PHASE VII-B, AND PHASE VII-C, AND PHASE VIII, A SUBDIVISION (the "Subdivision"), hereby certifies that the foregoing Amendments To 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 Declaration Of Covenants, Conditions, Restrictions And Easements For Villages Of Highlands Ridge - Phase IV, A Subdivision, has been approved by a majority of the non-Declarant Lot Owners in the Subdivision, as required by Section 8.04 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Villages of Highlands Ridge - Phase IV, a Subdivision, whose original signatures are attached hereto as Composite Exhibit A.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Association on the 8th day of March, 2022.

WITNESSES

[Signature]
Print Name: Lon Crow

[Signature]
Print Name: Angie Brown

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

By: [Signature]
Print Name: Nancy Owens
Title: President

By: [Signature]
Print Name: Linda Hathorn
Title: Secretary

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 8th day of March, 2022 by NANCY OWENS and LINDA HATHORN, 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.

[Signature]
NOTARY PUBLIC
Print Name: _____
My commission expires: _____



**Lon Worth Crow IV
Notary Public
Commission#GG288495
Expires January 3, 2023**

COMPOSITE EXHIBIT A

Amendments	MAJORITY NEEDED	Notarized Votes	Yes Votes	Notarized Yes Votes	No Votes
Section 1.03 (Admin Correction)	209	257	257	244	11
Section 2.08 (Site Line Obstruction)	209	257	248	234	23
Section 2.10 (Irrigation Wells)	209	257	264	250	8
Section 2.16 (Flags)	209	257	261	247	11
Section 3.06 (Real Estate Signs)	209	257	262	248	9
Section 3.09 (Garbage cans)	209	257	258	244	13
Section 3.19 (Enforcement Fines)	209	257	232	220	39
Section 6.01 (C) (30 Days Leasing)	209	257	234	220	36
Section 6.02 (Age Restrictions)	209	257	246	235	24
Section 7.03 (HOA funds)	209	257	222	209	47
Section 7.05 (Assessment late fee)	209	257	235	224	34
Households	452				
Unpaid	37				
Households to base quorum on	415				
30% for meeting	125				
Households Attended meeting	214				
50% plus 1 to pass vote	209				

[NOTARIZED SIGNATURES BEGIN ON NEXT PAGE]