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RESTRICTIVE COVENANTS AND EASEMENTS

This Declaration is made this 22 day of June 1990, by Tamposi Family Investment Properties, a New Hampshire Partnership hereinafter called the "Partnership".

WHEREAS, the Partnership is the owner of certain lands in Citrus County, Florida as shown on exhibit "A" attached hereto and,

WHEREAS, it is the intention of the Partnership that the lands aforesaid be made subject to certain restrictive covenants upon the use of each and every parcel located therein and,

WHEREAS, it is the intention of the Partnership to reserve unto itself the right to from time to time bring other lands under these provisions thereof by recording supplemental declarations.

NOW THEREFORE, the Partnership declares that the aforesaid lands are held and shall be conveyed subject to:

(a) the following covenants and restrictions which shall run with the land for thirty years from the date hereof after which they shall automatically extend for successive periods of 10 years each unless an instrument signed by the then owners of a majority of all the lots as shown on exhibit "A" attached hereto agreeing to change such covenants and restrictions in whole or in part shall have been recorded.

(b) the easements referred to in paragraph 8 hereof shall be perpetual in duration.

1. USES AND STRUCTURES

(a) No lot shall be used except for residential purposes and no structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height. Mobile homes and manufactured housing are expressly prohibited.

(b) No structure or any part thereof shall be used for any purpose except as a private dwelling for one family; nor shall any business of any kind or noxious or offensive activity be carried on upon any lot, within or without the dwelling; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(c) No motor vehicle other than a private currently licensed passenger type shall be garaged or stored in any garage or carport on any lot. No detached garage or detached carport, on any lot, shall project beyond the front of the structure thereon.

2. LOT AREA AND WIDTH; SET BACK; SIZE OF BUILDING

(a) Lots encompassed by this Declaration may be divided or resubdivided, provided that, neither the lot divided or resubdivided nor the newly created lot, as a result of the division or resubdivision, shall contain an area of less than 20,000 square feet.

(b) No structure shall be built or placed on a lot having a width of less than 70 feet (at the building or placement line of such structure). No structure shall be built or be placed upon a lot nearer than 25 feet to the front lot line; 20 feet to the rear lot line; 7-1/2 feet from the side lot line; 25 feet to the side street line of a corner lot.

(c) Swimming pools shall not be constructed less than 10 feet from rear and side lot lines.

EX 0860 Pgs 1-5

(d) No above ground power pole shall be permitted whose sole function is to supply power from a major power supply artery to an individual private dwelling. It being the intent of the developer that all equipment necessary to deliver electrical service from a main supply line to an individual private dwelling be located underground. Each residential lot owner shall be solely responsible for any cost associated with running a power source under ground from a main supply line to his/her private dwelling.

(e) The heated area of a building shall be not less than 1,000 square feet.

3. DRILLING AND MINING

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

4. ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred or kept in any lot, except that not more than two dogs, cats or other domesticated pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

5. FENCES AND HEDGES

No fence or wall shall be erected or maintained beyond the front building setback line of 25 feet. No hedge over three (3) feet in height shall be permitted along the front lot line. No fence or hedge shall be erected or maintained which shall unreasonably restrict or block the view from an adjoining lot, or obstruct sight lines at corners and at intersections or driveways with streets.

6. GARBAGE AND RUBBISH

Garbage or rubbish shall not be dumped or burned or allowed to remain on any lot except that garbage, rubbish or other debris, property contained in a metal or plastic receptacle, may be placed outside the dwelling for collection of the day of and prior to the time of scheduled collection, in accordance with the regulations of the collection agency. At all other times, such receptacles shall be placed on the lot so as not to be visible from the road.

7. CENTRAL WATER SYSTEM

The Developer has cause to be installed a central water system to serve the property. The central water system will be owned and operated by the Citrus County Municipal Service Taxing District for Water and Wastewater Utility Service hereinafter referred to as the "Service Unit". As successors and assigns by virtue of the construction of the central water system the use of individual wells is prohibited except for irrigation purposes and such wells may not be connected to any potable water system. Lot owners are required to connect to the central water system at the time of construction of a residence thereon and pay the established hook-up fees and connection charges as required by the Developer or the Service Unit or their successors or assigns. Lot owners shall be obligated to pay those fees and charges as set forth in the agreement with the Service Unit established by the service agreement as is in effect from time to time it being the intention of this provision of the restrictive covenants to incorporate the provisions for charges as set forth and established and provided for in the central water system developer agreement with the Citrus County Municipal Taxing Service Unit for Water and Wastewater Utility Services.

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8. EASEMENTS

(a) Easements are hereby reserved to the Company, its successors and assigns for the construction, installation and maintenance of any and all utilities, inclusive of electricity, gas, cable T.V., telephone, water, drainage and sewer facilities. Such easements shall be confined to a 10-foot width along the rear and sidelines of every lot and along every street, road or highway abutting any lot. From and after such time as two or more contiguous lots fronting on the same street are used as a single building site, such contiguous lots shall be deemed to be a single lot for the purpose of determining side lot lines. No building or structure shall be erected nor any paving laid nor any filling or excavation done within the easement areas occupied by or reserved for such facilities.

(b) The Company, its successors and assigns, shall at all times have the right of ingress and egress over the aforesaid easements, and a right-of-way for the purposes of installing, constructing, reconstructing, maintaining, repairing, operating and inspecting any such sewer, water, drainage, electric, gas, telephone and cable T.V. facilities within such easement and right-of-way areas, and shall also have an easement in general in and over each lot for access to such easement areas, and the facilities located therein, and for installing, operating, maintaining, repairing, inspecting, and reading any meters appurtenant to such facilities.

9. SIGNS

No billboards, signboards or advertising devices shall be maintained on any on lot or parcel except as may be permitted by the Citrus County zoning ordinances as they presently exist or as they may be subsequently amended.

10. VIOLATIONS AND ENFORCEMENT

(a) Violations of any covenant or restriction may be remedied by the Partnership, its successors and assigns, or by any property owner of a lot as shown on exhibit "A" attached herein and the reasonable expenses thereof shall be chargeable to the then owner of the lot and be payable upon demand. The foregoing shall be alternative, or in addition to the enforcement provisions of subparagraph 10(b).

(b) Enforcement shall be by proceedings at law or in equity brought by the Partnership, its successors and assigns, or by the owner of any lot, against any person or persons violating or attempting to violate any covenants or to recover damages or both including the right of the prevailing party to recover reasonable costs and attorney's fees incurred by bringing such an action.

(c) The failure of the Partnership to enforce any covenant or restriction herein or to remedy any violation thereof at any time or from time to time shall not constitute a waiver by the Partnership of those or other provisions of the restrictive covenants.

11. SEVERABILITY

Invalidation of any of the aforesaid covenants and restrictions by judgement of court order shall in no wise affect any of the other covenants which shall remain in full force and effect.

12. AMENDMENT

The Partnership reserves the right to amend this Declaration of Restrictive Covenants and Easements at any time so long as it is the owner of more than fifteen percent (15%) of the lots described on exhibit "A" attached hereto.

BK0860Pg0597

IN WITNESS WHEREOF, the subdivider, Tamposi Family Investment Properties, a New Hampshire Partnership, has caused these presents to be executed by its proper duly authorized representative the day above first written.

Tamposi Family Investment Properties

By: Samuel A. Tamposi, Jr.
Samuel A. Tamposi, Jr.
Managing General Partner

Patricia A. Basulica
Witness
John A. Johnson
Witness

STATE OF New Hampshire
COUNTY OF Hillsboro

Before me personally appeared Samuel A. Tamposi, Jr. to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that He executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20th day of June, A.D. 1970.

Patricia A. Basulica
Notary Public
State of New Hampshire at Large
My commission expires:

This Instrument Prepared by:
Richard Wm. Wesch, Esq.
Citrus Hills Investment Properties
2416 North Essex Avenue
Hernando, Florida 32642

Patricia A. Basulica
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES OCT. 19, 1982

BK0860Pg0598

EXHIBIT "A"
LEGAL DESCRIPTION
CELINA HILLS

Celina Hills as recorded in Plat Book 12, Pages 30 to 33 inclusive
of the Public Records of Citrus County, Florida recorded on
December 22, 1981.

<u>Lots</u>	<u>Block</u>
1-10	A
1-11	I
21 Parcels	

BK 0860 Pg 0599

34008

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

90 JUN 22 PM 2 11

VERIFIED BY:
SS
D.C.

24.50

BK0923 PG 1608

AMENDMENT TO DECLARATION OF
RESTRICTIVE COVENANTS AND EASEMENTS

WHEREAS a Declaration of Restrictive Covenants and Easements pertaining to Celina Hills ("Declaration") was adopted by Celina Hills Associates, a New Hampshire partnership on November 13, 1984 and duly recorded at O.R. Book 674, Pages 1415 through 1423, inclusive of the Official Records of Citrus County, Florida; and

WHEREAS the Declaration was duly amended on May 12, 1986, and again on December 22, 1988, (which Amendments were made by the Partnership pursuant to Paragraph 12 of the Declaration and respectively recorded at O.R. Book 705, Pages 1801 and 1802, inclusive, and O.R. Book 803, Pages 253 through 262, inclusive of the Official Records of Citrus County, Florida), in order to, among other things, create the Celina Hills Property Owners Association ("Association"); and

WHEREAS Paragraph 12 of the Declaration which is entitled "AMENDMENT" fails to provide any mechanism for amending the Declaration by the Association after the Partnership owns fewer than fifty percent (50%) of the lots described in Exhibit "A" to the Declaration; and

WHEREAS the Partnership currently holds title to more than fifty percent (50%) of the lots in Celina Hills; and

WHEREAS the Association and the Partnership desire for the Association to have a method for amending the Declaration should its members from time to time deem it necessary and appropriate.

NOW THEREFORE, Celina Hills Associates, by and through its undersigned agent, does hereby delete Paragraph 12 of the Declaration in its entirety, and substitute the following paragraph for it in the Declaration:

12. AMENDMENT

The covenants, restrictions, easements, charges and liens of this agreement may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution and recordation of any instrument executed by Owners holding not less than two-thirds vote of the membership in the Association.

In all other respects the Declaration is confirmed.

IN WITNESS WHEREOF, Celina Hills Associates, a New Hampshire General Partnership, has hereunto said its hand this 22nd day of January, 1992.

Return to Marilee Hills Co., Inc.

DE

BK0923PG1609

Patricia A. Beaulieu
Witness
Barbara J. Bednar
Witness

Celina A. Tamposi
Celina A. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
9th day of January, 1992, by Celina A. Tamposi.

My Commission Expires:

Patricia A. Beaulieu
Notary Public
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES OCT. 19, 1992

Patricia A. Beaulieu
Witness
Barbara J. Bednar
Witness

Elizabeth M. Tamposi
Elizabeth M. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
9th day of January, 1992, by Elizabeth M. Tamposi.

My Commission Expires:

Patricia A. Beaulieu
Notary Public
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES OCT. 19, 1992

Patricia A. Beaulieu
Witness
Barbara J. Bednar
Witness

Michael A. Tamposi
Michael A. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063
Patricia A. Beaulieu

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
9th day of January, 1992, by Michael A. Tamposi.

My Commission Expires:

Patricia A. Beaulieu
Notary Public
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES OCT. 19, 1992

Patricia A. Beaulieu
Witness

BK 0923 PG 1670

Samuel A. Tamposi, Jr.
Samuel A. Tamposi, Jr.
402 Amherst Street
Nashua, New Hampshire 03063

Barbara J. Beckwith
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 07th day of January, 1992, by Samuel A. Tamposi, Jr.

My Commission Expires:

Patricia A. Beaulieu
Notary Public, STATE OF N.H.
COMMISSION EXPIRES OCT. 19, 1992

Diane Cohen
Witness

Nicholas E. Tamposi
Nicholas E. Tamposi
6208 West Corporate Oaks Drive
Crystal River, Florida 32629

Lisa Beckwith
Witness

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of January, 1992, by Nicholas E. Tamposi.

NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION EXPIRES JUNE 20, 1993
BONDED THRU HUCKLEBERRY & ASSOCIATES

My Commission Expires:

Sarah E. Folsom
Notary Public

Diane Cohen
Witness

Stephen A. Tamposi
Stephen A. Tamposi
2450 North Citrus Hills Blvd.
Hernando, Florida 32642

Lisa Beckwith
Witness

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of January, 1992, by Stephen A. Tamposi.

My Commission Expires:

Sarah E. Folsom
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 20, 1993
BONDED THRU HUCKLEBERRY & ASSOCIATES
OF FLORIDA

BK 0923 PG 1611

David F. Alubas
Witness

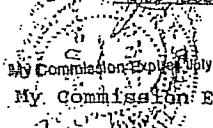
Rebecca J. Mitchell

Rebecca J. Mitchell
89 Amherst Street
Nashua, NH 03060

Andrus Mesterson
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd
day of January, 1992, by Rebecca J. Mitchell.



Andrus J. Mesterson
Notary Public

David F. Alubas
Witness

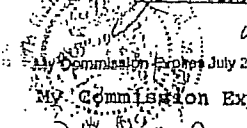
Mark A. Nash

Mark A. Nash
89 Amherst Street
Nashua, NH 03060

Andrus Mesterson
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd
day of January, 1992, by Mark A. Nash.



Andrus J. Mesterson
Notary Public

David F. Alubas
Witness

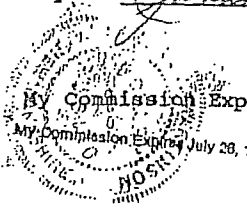
Q. Peter Nash

Q. Peter Nash
89 Amherst Street
Nashua, NH 03060

Andrus Mesterson
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd
day of January, 1992, by Q. Peter Nash.



Andrus J. Mesterson
Notary Public

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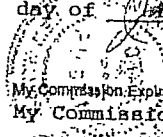
David F. Albers
Witness

Debra A. Nash
Debra A. Nash
89 Amherst Street
Nashua, NH 03060

Sandra Mesterson
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd
day of January, 1992, by Debra A. Nash.


My Commission Expires July 26, 1994
My Commission Expires:

Sandra J. Mesterson
Notary Public


David F. Albers
Witness

Priscilla Clegg
Priscilla Clegg
89 Amherst Street
Nashua, NH 03060

Sandra Mesterson
Witness

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd
day of January, 1992, by Priscilla Clegg.


My Commission Expires:
My Commission Expires July 26, 1994

Sandra J. Mesterson
Notary Public

VERIFIED BY:
[Signature]
D.C.

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FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

703692

PREPARED BY:
Diane Cohen
Calina Hills Associates
2450 N. Citrus Hills Blvd.
Hernando, Fl 32642

10.50

BK 0925 PG 1549

AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 674, PAGES 1415-1423, OF THE PUBLIC RECORDS OF
CITRUS COUNTY, FLORIDA.

WHEREAS, Celina Hills Associates, a Florida General Partnership is the Developer of Celina Hills Associates subdivision, which properties are duly platted of record in Citrus County, Florida;

WHEREAS, Celina Hills Associates, the Declarant herein, has previously caused to be recorded restrictions in the public records of Citrus County in OR Book 674, Pages 1415-1423, inclusive, and Amendments to said restrictions recorded in OR Book 705, Pages 1801-1802; OR Book 803, Pages 253, et seq.; OR Book 860, Pages 590, et seq.;

WHEREAS, Celina Hills Associates, the Declarant herein, desires to amend Section 9, relating to signs;

WHEREAS, Celina Hills Associates, the Declarant herein, does hold title to more than fifty percent (50%) of the lots, satisfying the current requirements of Section 12 of the Celina Hills Restrictive Covenants,

NOW THEREFORE, Celina Hills Associates by and through its managing partners, Samuel A. Tamposi, Sr. and Gerald Q. Nash, do hereby amend Section 9. to read as follows:

Section 9. Signs. For purposes of these Covenants, "sign" shall include, but not be limited to flags, banners, pennants, posters, bulletins, placards or any other manner of device designed to communicate information or images. No sign may be erected on any lot which shall exceed twelve (12) inches by eight (8) inches in size and each Lot will be limited to one sign which shall be placed at least ten (10) feet from the front and side lot lines. All signs shall be placed on one post which may not exceed one (1) inch in diameter and shall be painted flat black in color. No part of the sign or post may be taller than forty-eight (48) inches from the ground. Except in the case of signs advertising a Lot or house for sale, no sign may be erected or maintained for a period longer than thirty (30) days. No sign advertising a Lot or house for sale shall include the price being asked by the Owner. The Declarant and/or another Lot owner shall have the right to remove signs which fail to comply with this section if the owner of the property on which the sign is located fails to remove it within twenty-four (24) hours of a request for removal.

Notwithstanding any provision to the contrary, the Declarant or its assigns may erect signs larger than the above-described dimensions at its model homes and other buildings located throughout the Property.

In all other respects the restrictions are confirmed by the Declarant, Celina Hills Associates.

IN WITNESS WHEREOF, Celina Hills Associates, a Florida General Partnership, has hereunto set its hand this 13th day of February, 1992.

Celina Hills Associates,
a Florida General Partnership

Karen L. Wilson
Witness name: Karen L. Wilson
City, State: Hernando, FL

By: Gerald Q. Nash
Gerald Q. Nash,
Managing General Partner

Jean Addy
Witness name: Jean Addy
City, State: Hernando, FL

Celina Hills
Page 1 of 2

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
705724

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VERIFIED BY:
M. K. Nash D.C.

BK 0925 PG 1550

Karen L. Wilson
Witness name: Karen L. Wilson
City, State: Hernando, FL

By: Samuel A. Tamposi
Samuel A. Tamposi
Managing General Partner

Jean Addy
Witness name: Jean Addy
City, State: Hernando, FL

STATE OF Florida
COUNTY OF Citrus

Before me personally appeared Gerald Q. Nash ~~known~~ personally known to me, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of February 19 92

Cathy Marie Wilson
Notary Public State of Florida
My commission expires: NOTARY PUBLIC STATE OF FLORIDA
Cathy Marie Wilson MY COMMISSION EXP. APR. 29, 1992
BONDED THRU GENERAL INV. UND.

STATE OF Florida
COUNTY OF Citrus

Before me personally appeared Samuel A. Tamposi ~~known~~ personally known to me, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of February 19 92

Cathy Marie Wilson
Notary Public State of Florida
My commission expires:
Cathy Marie Wilson
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 29, 1992
BONDED THRU GENERAL INV. UND.



This instrument prepared by: Eric D. Abel, 2450 N. Citrus Hills Blvd., Hernando, FL 32642

2852cc

AMENDMENT TO DECLARATION OF
RESTRICTIVE COVENANTS AND EASEMENTS

WHEREAS a Declaration of Restrictive Covenants and Easements pertaining to Celina Hills ("Declaration") was adopted by Celina Hills Associates, a New Hampshire partnership on November 13, 1984 and duly recorded at O.R. Book 674, Pages 1415 through 1423, inclusive of the Official Records of Citrus County, Florida; and

WHEREAS the Declaration was duly amended on May 12, 1986, again on December 22, 1988, (which Amendments were made by the Partnership pursuant to Paragraph 12 of the Declaration and respectively recorded at O.R. Book 705, Pages 1801 and 1802, inclusive, and O.R. Book 803, Pages 253 through 262, inclusive of the Official Records of Citrus County, Florida), and again on February 3, 1992 (O.R. Book 923, Page 1608), in order to, among other things, create the Celina Hills Property Owners Association ("Association"); and

WHEREAS Paragraph 12 of the Declaration which is entitled "AMENDMENT" is not clear in its intentions, and the intentions of the Partnership and Celina Hills Property Owners Association, Inc.; and

WHEREAS the Partnership currently holds title to more than fifty percent (50%) of the lots in Celina Hills as required by the Declaration; and

WHEREAS the Association, through its Board of Directors, unanimously acknowledges and consents to this amendment for its stated purpose, to make it clear that there are two methods by which the Declaration may be amended.

NOW THEREFORE, Celina Hills Associates, by and through its undersigned agents, and with the unanimous acknowledgement and consent of the Board of Directors of the Association, does hereby delete Paragraph 12 of the Declaration in its entirety, and substitute the following paragraph for it in the Declaration:

12. **AMENDMENT.** In addition to any other manner herein providing for the amendment of this Declaration, the covenants, restrictions, easements, charges and liens of this agreement may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution and recordation of any instrument executed by:

(a) Declarant, for so long as it is the owner of more than fifty percent (50%) of the Lots described herein; or alternatively,

(b) by Owners who collectively hold not less than two-thirds (2/3) of the votes of the membership in the Association, provided that, so long as the Declarant is the owner of ten percent (10%) of any property affected by this Declaration, the Declarant's written consent to such

Return To Mandate Title Co., Inc.

BK0934PG1631

Celina Hills
Page 2 of 6

amendment, change, addition, derogation or deletion to these
Restrictions must be obtained.

In all other respects the Declaration is confirmed by the
Declarant, Celina Hills Associates.

IN WITNESS WHEREOF, Celina Hills Associates, a New Hampshire
General Partnership, has hereunto said its hand this 13th day of
April, 1992.

Patricia A. Beaulieu
Witness
Elaine L. Wilson
Witness

Celina A. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063

NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES OCT. 13, 1992

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of
April, 1992, by Celina A. Tamposi, who is personally known
to me or who has produced N/A as identification and who
did (did not) take an oath.

Patricia A. Beaulieu
Notary Public

My Commission Expires:

Patricia A. Beaulieu
Witness
Elaine L. Wilson
Witness

Elizabeth M. Tamposi
Elizabeth M. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063

NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES OCT. 13, 1992

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of
April, 1992, by Elizabeth M. Tamposi, who is personally
known to me or who has produced N/A as identification and
who did (did not) take an oath.

Patricia A. Beaulieu
Notary Public

My Commission Expires:

BK 09314 PG 1 632

Celina Hills
Page 3 of 6

Patricia A. Beaulieu
Witness

Elaine R. Vignea
Witness

Michael A. Tamposi
Michael A. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day of April, 1992, by Michael A. Tamposi, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Patricia A. Beaulieu
Notary Public

My Commission Expires:

Patricia A. Beaulieu
Witness

Elaine R. Vignea
Witness

Samuel A. Tamposi, Jr.
Samuel A. Tamposi, Jr.
402 Amherst Street
Nashua, New Hampshire 03063

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of April, 1992, by Samuel A. Tamposi, Jr., who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Patricia A. Beaulieu
Notary Public

My Commission Expires:

Diane Cohen
Witness

Wendy Higley
Witness

Nicholas E. Tamposi
Nicholas E. Tamposi
2450 N. Citrus Hills Blvd.
Hernando, Florida 32642

STATE OF FLORIDA
COUNTY OF CITRUS

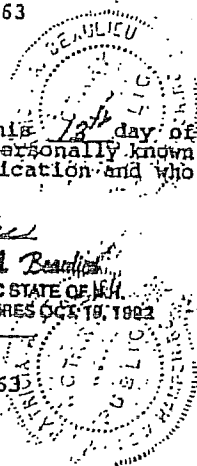
The foregoing instrument was acknowledged before me this 20th day of April, 1992, by Nicholas E. Tamposi, who is personally known to me or who has produced N/A as identification and who did did not take an oath.

Diane Cohen
Notary Public

My Commission Expires:



OFFICIAL SEAL
DIANE COHEN
My Commission Expires
Feb. 5, 1996
Comm. No. CC 177971



8K0934PC1633

Celina Hills
Page 4 of 6

Diane Cohen
Witness

Wendy Higley
Witness

Stephen A. Tamposi
Stephen A. Tamposi
2450 North Citrus Hills Blvd.
Hernando, Florida 32642

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 20th day of April, 1992, by Stephen A. Tamposi, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.



OFFICIAL SEAL
DIANE COHEN
My Commission Expires
Feb. 5, 1996

Diane Cohen
Notary Public

My Commission Expires CC 1779711

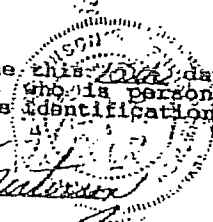
Janet F. Aluhon's
Witness

Sandra Montessor
Witness

Rebecca J. Mitchell
Rebecca J. Mitchell
89 Amherst Street
Nashua, NH 03060

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of April, 1992, by Rebecca J. Mitchell, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.



Sandra J. Montessor
Notary Public
My Commission Expires July 28, 1994

My Commission Expires:

Janet F. Aluhon's
Witness

Sandra Montessor
Witness

Mark A. Nash
Mark A. Nash
89 Amherst Street
Nashua, NH 03060

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of April, 1992, by Mark A. Nash, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Sandra J. Montessor
Notary Public
My Commission Expires July 28, 1994

My Commission Expires:

My Commission Expires July 28, 1994

BK0934P01634

James F. Alubonis
Witness

Sandra Mesterson
Witness

Q. Peter Nash
Q. Peter Nash
89 Amherst Street
Nashua, NH 03060

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of April, 1992, by Q. Peter Nash, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Sandra J. Mesterson
Notary Public

My Commission Expires: My Commission Expires July 28, 1994

James F. Alubonis
Witness

Sandra Mesterson
Witness

Debra A. Nash
Debra A. Nash
89 Amherst Street
Nashua, NH 03060

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of April, 1992, by Debra A. Nash, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Sandra J. Mesterson
Notary Public

My Commission Expires:

My Commission Expires July 28, 1994

James F. Alubonis
Witness

Sandra Mesterson
Witness

Priscilla Clegg
Priscilla Clegg
89 Amherst Street
Nashua, NH 03060

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of April, 1992, by Priscilla Clegg, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Sandra J. Mesterson
Notary Public

My Commission Expires:

My Commission Expires July 28, 1994

BK0934Pg1635

Celina Hills
Page 6 of 6

We, the Board of Directors of Celina Hills Property Owners Association, Inc., hereby unanimously acknowledge and consent to the foregoing amendment and its stated purposes this 2ND day of APRIL, 1992.

Eugene H. Falk

Raymond

Arthur W. Kestner

Ben Hancock

Lucy A. Burns

BK0934Pg1636

714466

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STINFLER, CLERK

92 APR 23 PM 2 48

VERIFIED BY:

Wilson D.O.

1457-200

AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 674, PAGES 1415-1423, OF THE PUBLIC RECORDS OF
CITRUS COUNTY, FLORIDA.

WHEREAS, Celina Hills Associates, a Florida General Partnership is the Developer of Celina Hills subdivision, which properties are duly platted of record in Citrus County, Florida;

WHEREAS, Celina Hills Associates, the Declarant herein, has previously caused to be recorded restrictions in the public records of Citrus County in OR Book 674, Pages 1415-1423, inclusive, and Amendments to said restrictions recorded in OR Book 705, Pages 1801-1802; OR Book 803, Pages 258, et seq.; OR Book 860, Pages 590, et seq.; OR Book 923, Pages 1808, et seq.; OR Book 0925, Pages 1549, et seq.; and, OR Book 0934, Pages 1831, et seq.

WHEREAS, Celina Hills Associates, the Declarant herein, desires to amend and/or add several sections of the Celina Hills Restrictive Covenants and Easements;

WHEREAS, Celina Hills Associates, the Declarant herein, does hold title to more than fifty percent (50%) of the lots, satisfying the requirements of Section 12. of the Celina Hills Restrictive Covenants;

WHEREAS the Association, through its Board of Directors, unanimously acknowledges and consents to this amendment for its stated purposes;

NOW THEREFORE, Celina Hills Associates by and through its managing partners, Samuel A. Tamposi, Jr. and Q. Peter Nash, do hereby amend all of Section 1. to provide as follows:

1. USES AND STRUCTURES

(a) No lot shall be used except for residential purposes and no structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height, as permitted by county zoning laws. Notwithstanding this provision, a second structure will be permitted for use as a maintenance, storage or workshop building only if its outside dimensions do not exceed: 14' length x 14' width x 8' height; and, any such structure must and shall conform to house design, material, color, roof contour, etc.

(b) No structure or any part thereof shall be used for any purpose except as a private dwelling for one family; nor shall any business of any kind or noxious or offensive activity be carried on upon any lot, within or without the dwelling; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(c) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on a building site covered by these Covenants shall at any time be used for human habitation. The maintenance, storage or keeping of a recreational vehicle, (including a mobile home, motor home, travel trailer, or motor boat, houseboat, or similar water borne vessel), or an inoperative vehicle, shall only be allowed on any Lot if it is maintained, stored or kept completely within an ACB-approved structure. Notwithstanding any provision to the contrary, an Owner, renter, or guest of an Owner or renter, of a Lot shall be permitted a period of no more than forty-eight (48) hours for the exclusive purposes of loading and unloading such vehicle.

BK0961Pg2133

to Villages at Hills
2450 N Citrus Hills Blvd
Hernando, FL 32642

(d) Any electrical or mechanical equipment, if otherwise visible from the road right of way, shall be shielded therefrom by shrubbery or by an enclosure. And, so long as cable television service is available in the subdivision, television antennas and/or satellite reception dishes will not be permitted.

(e) Commercial Vehicles. No vehicle which has more than two (2) axles, and no vehicle which has a larger load capacity than one (1) ton, will be permitted to park overnight on any Lot unless it shall be stored completely within an ACB-approved structure.

(f) Landscaping. All areas of the ground which are disturbed during the construction of a structure on any Lot are to be covered, within ninety (90) days after completion of such construction, by plantings, sod, sprouts, seeds, etc. Such landscaping shall be maintained in a neat and attractive condition.

(g) Power Lines. No above-ground power poles shall be permitted whose sole function is to supply power from a major power supply artery to an individual private dwelling, it being the intent of the Developer that all equipment necessary to deliver electrical service from a main supply line to an individual private dwelling be located underground. Each residential lot owner shall be solely responsible for any costs associated with running a power source underground from a main supply line to his or her private dwelling.

AND,

NOW THEREFORE, Celina Hills Associates by and through its managing partners, Samuel A. Tamposi, Jr. and Q. Peter Nash, do hereby further amend Section 2.(b) to provide as follows:

(b) No structure shall be built or placed on a lot having a width of less than 70 feet (at the building or placement line of such structure). No structure shall be built or placed upon a lot nearer than 25 feet to the front lot line; 20 feet to the rear lot line; 10 feet from the side lot line; 25 feet to the side street line of a corner lot.

AND,

NOW THEREFORE, Celina Hills Associates by and through its managing partners, Samuel A. Tamposi, Jr. and Q. Peter Nash, do hereby further amend Section 2.(d) to read as follows:

(d) The heated area of the building shall be not less than 1,200 square feet.

AND,

NOW THEREFORE, Celina Hills Associates by and through its managing partners, Samuel A. Tamposi, Jr. and Q. Peter Nash, do hereby further amend Section 5. to provide as follows:

5. Fences and Hedges.

No fence or wall shall be erected or maintained in the front beyond the front building setback line. No wire, chain link, or cyclone fencing is permitted on any Lot. No fence or hedge over three feet (3') in height shall be permitted along the front. No fence or hedge shall be erected or maintained which shall:

i) unreasonably restrict or obstruct sight lines at corners and at intersections or driveways with streets;