



INSTR # 2017227151  
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 STACY M. BUTTERFIELD,  
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**FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS  
 OF THE HUNTERS GROVE HOMEOWNERS' ASSOCIATION, INC.  
 (f/k/a HUNTERS GREENE HOMEOWNERS' ASSOCIATION, INC.)**

**WHEREAS**, the members of the Hunters Grove Homeowners' Association, Inc. f/k/a Hunters Greene Homeowners' Association, Inc., a Florida corporation, (the "Association") desire to amend the Declaration of Covenants, Conditions and Restrictions, as recorded in Official Records Book 4916, Page 973, Public Records of Polk County, Florida, the Amendment of Declaration of Covenants and Restrictions as recorded in Official Records Book 7230, Page 1156, the First Amendment of Declaration of Covenants and Restrictions as recorded in Official Records Book 5368, Page 0396, Public Records of Polk County, Florida, and the Second Amendment of Declaration of Covenants and Restrictions as recorded in Official Records Book 08464, Page 0429 and the Third Amendment of Declaration of Covenants and Restrictions as recorded in Official Records Book 9460, Page 1542, et seq., Public Records of Polk County, Florida (referred to herein collectively as the "Declarations"), and

**WHEREAS**, the Association desires to comply with Chapter 720 of the Florida Statutes as it may be amended from time to time, said Declaration shall be amended as follows:

Add Article III, Section 9 to read:

Section 9. Individual Assessments. Assessments for which one or more Owners (but less than all Owners) within HUNTERS GROVE, is subject to individual assessments for such things as costs of special services provided to a home or Owner or costs relating to enforcement of the provisions of these Declaration or the architectural provisions hereof as it relates to particular Owner or home. Further, in the event an Owner fails to maintain the exterior of his or her home (other than those portions of a home maintained by the Association) in a manner satisfactory to the Association, Association shall the right, through its agents and employees, to enter upon the home and to repair, restore and maintain the home as required by this Declaration. The cost thereof, plus reasonable administrative expenses of Association shall be an individual assessment. Further, in the event that Association decides it is in the best interest of HUNTERS GROVE that Association perform any other obligation of an Owner under this Declaration, the cost of performing such obligation shall be an individual assessment. The lien for an individual assessment may be foreclosed in the same manner as any other assessment.

Article XI, Section I is amended as follows:

Enforcement. The Association, or any Owner, has the right to enforce, by any appropriate proceeding, all restrictions, conditions, covenants, easements, reservations,

rules, regulations, liens and charges now or hereafter imposed by or pursuant to the provisions of these Declarations. If an Owner or the Association is the prevailing party in any litigation involving these Declarations, then that party also has the right to rec over all costs and expenses incurred, including reasonable attorney fees for all trials and appellate proceedings, if any. If the Association employs an attorney to interpret or enforce the provisions of this Declaration against any Owner, regardless of whether suit is brought, the costs and expenses of such interpretation or enforcement, including reasonable attorneys, may be assessed against such Owner's Lot as an individual assessment. Failure by the Association or any Owner to enforce any provision contained in this Declaration does not constitute a waiver of the right to do so at any time.

HUNTERS GROVE HOMEOWNERS' ASSOCIATION, INC. f/k/a HUNTERS GREENE HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation

By: George Woodard  
Printed Name: \_\_\_\_\_  
George Woodard  
Its President

Attest: By: Richard T Byrns  
Printed Name: \_\_\_\_\_  
Richard T Byrns  
Its Secretary

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME personally appeared George Woodard and Richard T Byrns respectively as President and Secretary of the Hunters Grove Homeowners' Association, Inc. f/k/a Hunters Greene Homeowners' Association, Inc., a Florida corporation, who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 21<sup>st</sup> day of November 2017.

Christina F. Kelly  
Notary Public, State of Florida  
Christina F. Kelly  
Print, Type or Stamp Name of Notary



Personally known to me, or  
 Produced identification Type of identification produced: \_\_\_\_\_



I hereby certify that the foregoing is a true copy of the record in my office this day, Nov 28, 2017. Redacted \_\_\_ Unredacted/law \_\_\_  
Stacy, M. Butterfield, Clerk of Court Polk County, Florida  
By Katrina McCain Deputy Clerk