

Grand Park North  
PO BOX 2324  
Dunnellon FL 34430



DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 02/23/2011 01:42:59 PM

FILE #: 2011015250 OR BK 05482 PGS 1070-1073

REC 35.50

This Instrument Prepared by and  
to be Returned to:  
Elias N. Chotas, Esquire  
Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.  
Post Office Box 2346  
Orlando, Florida 32802-2346  
(407) 841-1200

### THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GRAND PARK NORTH

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR GRAND PARK NORTH (the "**Third Amendment**") is made,  
executed and effective as of the 28 day of January, 2011, by the GRAND  
PARK NORTH COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation  
("**Association**").

#### RECITALS:

A. Rainbow Springs Limited ("**RSL**") executed that certain Declaration of  
Covenants, Conditions, and Restrictions for Grand Park North on April 7, 2005, and caused the  
same to be recorded in Official Records Book 3998, at Page 274, in the Public Records of  
Marion County, Florida (the "**Declaration**"). Subsequently, RSL executed and entered into an  
Amendment dated September 29, 2005, recorded in Official Records Book 4193, at Page 1131,  
and a First Amendment to Declaration of Covenants, Conditions, and Restrictions for Grand  
Park North dated October 2, 2009, and recorded in Official Records Book 5275, at Page 1722, all  
in the Public Records of Marion County, Florida. Thereafter, Declarant's rights under the  
Declaration, as amended, were assigned by RSL to CCW of Marion County, LLC ("**CCW**") by  
instrument recorded in Official Records Book 5356, at Page 54, Public Records of Marion  
County, Florida. The Association, pursuant to Section 10.5 of the Declaration now desires to  
further amend the Declaration and, with the consent to the successor-in-interest to RSL, CCW of  
Marion County, LLC, as Declarant, the Association does hereby further amend certain  
provisions of the Declaration as more particularly set forth hereinafter.

NOW, THEREFORE, in consideration of the premises and of the benefits to be derived  
by the Association and all of its members and accruing to the Property and Owners within Grand  
Park North, Association hereby amends the Declaration as follows:

1. Recitals. The recitals set forth above are incorporated herein by reference and  
made a part hereof as if fully set forth herein verbatim.
2. Capitalized Terms. All capitalized terms not defined herein shall have the  
meaning set forth in the Declaration. The defined term "Declaration" shall mean the Declaration  
together with all amendments and modifications thereof.

O0578600v1

3. Amendment of Section 9.3 of Declaration. The use restriction set forth in Section 9.3 of the Declaration prohibiting garage sales at the Property is hereby modified by inserting at the end of such Section 9.3 the following:

“Provided, however, the Association may, but shall not be obligated to, conduct or authorize its members to conduct yard sales on Common Area properties owned by the Association, provided that such yard sales occur no more frequently than once each calendar year, on the following terms and conditions:

1. The Association must receive an application signed by Owners of lots within Grand Park North, and a commitment of funds from such Owners who wish to conduct a yard sale on Association property to defray expenses, in number sufficient to justify to the Association the need for such yard sale.



2. The Association may approve the date and level of participation, and establish such rules as Association deems appropriate for the conduct of such yard sale.

3. Prior written consent of Declarant must be obtained by Association prior to establishing the date of each such yard sale.”

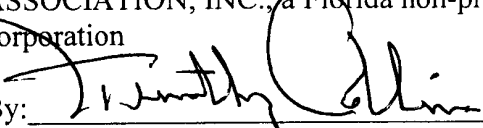
4. Effect of Third Amendment. Except as amended hereby, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the Association, following the approval of the foregoing Third Amendment by affirmative vote of more than sixty percent (60%) of the Voting Interests at a meeting for which notice of the proposed Third Amendment was duly provided, has caused this Third Amendment to be executed as of the date first written above.

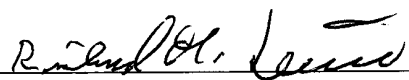
Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
  
\_\_\_\_\_

GRAND PARK NORTH COMMUNITY  
ASSOCIATION, INC., a Florida non-profit  
corporation

By:   
\_\_\_\_\_  
J. Timothy Collins, President

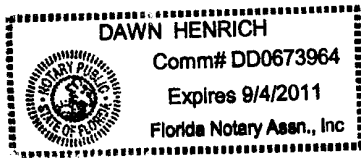
Attested to:

By:   
~~Martha A. Kyker, Secretary~~  
RICHARD M. LEVINE  
SECRETARY

STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 28 day of January, 2011, by J. TIMOTHY COLLINS, as President of GRAND PARK NORTH COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the Corporation. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years as identification, or  produced other identification, to wit: \_\_\_\_\_.



Print Name: Dawn Henrich  
Notary Public - State of Florida  
Commission No.: DD0673964  
My Commission Expires: 9/4/11

**JOINDER AND CONSENT**

CCW OF MARION COUNTY, LLC, a Florida limited liability company, pursuant to Section 10.5 of the Declaration, as amended hereby, acknowledges that Declarant is the owner of at least five percent (5%) of the Property and that Declarant hereby joins in the foregoing Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Grand Park North for the purpose of consenting to the amendment to the Declaration as set forth therein.

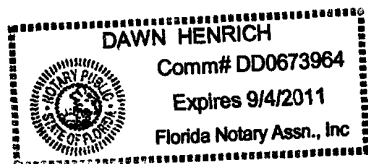
CCW OF MARION COUNTY, LLC, a  
Florida limited liability company

By: [Signature] MMB  
Robert Whitington, Manager

STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 28 day of January, 2011, by Robert Whitington, as Manager of CCW OF MARION COUNTY, LLC, a Florida limited liability company, on behalf of the company. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.



[Signature]  
Print Name: Dawn Henrich  
Notary Public, State of Florida  
Commission No.: DD0673964  
My Commission Expires: 9/4/11