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This instrument prepared by  
and return to:  
Donald A. Mihokovich, Esq.  
Adams and Reese LLP  
101 E. Kennedy Blvd.  
Suite 4000  
Tampa, FL 33602

\_\_\_\_\_[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]\_\_\_\_\_

**SEVENTH AMENDMENT TO MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF CHEVAL POLO AND GOLF CLUB**

**THIS SEVENTH AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHEVAL POLO AND GOLF CLUB (“the Seventh Amendment”)** is made by the **CHEVAL PROPERTY OWNERS’ ASSOCIATION, INC.**, a Florida not for profit corporation, hereinafter referred to as the **“Association.”**

**RECITALS**

A. On November 16, 1984, Cheval Land Corporation (“**Cheval Land Corp.**”) made and placed of record that certain Master Declaration of Covenants, Conditions and Restrictions for Cheval Polo and Gold Club (the “**Initial Declaration**”) which Initial Declaration was recorded in Official Records Book 4450, beginning on Page 1789, of the Public Records of Hillsborough County, Florida (the “**Public Records**”). The Initial Declaration was supplemented by (i) that certain First Supplement to the Initial Declaration (“**First Supplement**”) recorded on May 11, 1988 in Official Records Book 5401, beginning on Page 1840, of the Public Records, (ii) that certain Second Supplement to the Initial Declaration (“**Second Supplement**”) recorded on March 7, 1989, in Official Records Book 5634, beginning on Page 1151, of the Public Records, (iii) that certain Third Supplement to the Initial Declaration (“**Third Declaration**”) recorded February 2, 1993 in Official Records Book 6892, beginning on Page 863 of the Public Records, (iv) that certain Fourth Supplement to the Initial Declaration (“**Fourth Supplement**”) recorded on February 23, 1993 in Official Record Book 6892, beginning on Page 863 of the Public Records, (v) that certain Fifth Supplement to the Initial Declaration (“**Fifth Supplement**”) recorded July 21, 1994 in Official Records Book 7464, beginning on Page 966, of the Public Records, and (vi) that certain Sixth Supplement to the Initial Declaration (“**Sixth Supplement**”) recorded on February 20, 1996 in Official Records Book 8051, beginning on Page 1773, of the Public Records. The Initial Declaration was amended by (i) that certain First Amendment to the

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Initial Declaration (“**First Amendment**”) recorded on July 14, 1988 in Official Records Book 5453, beginning on Page 1508, of the Public Records, (ii) that certain Second Amendment to Initial Declaration (“**Second Amendment**”) recorded June 27, 1990 in Official Records Book 6014, beginning on Page 1260, of the Public Records, (iii) that certain Third Amendment to the Initial Declaration (“**Third Amendment**”) recorded February 25, 1993 in Official Records Book 6894, beginning on Page 29, of the Public Records, (iv) that certain Fourth Amendment to the Initial Declaration (“**Fourth Amendment**”) recorded July 16, 1993 in Official Records Book 7048, beginning on Page 862 of the Public Records, (v) that certain Fifth Amendment to the Initial Declaration (“**Fifth Amendment**”) recorded June 9, 1997, in Official Records Book 8593, beginning on Page 1646 of the Public Records, and (vi) that certain Sixth Amendment to the Initial Declaration (“**Sixth Amendment**”) recorded June 12, 1998, in Official Records Book 09085, beginning at Page 1450 of the Public Records. The Initial Declaration as supplemented by the First Supplement, Second Supplement, Third Supplement, Fourth Supplement, Fifth Supplement, and Sixth Supplement, and as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and Sixth Amendment, is herein referred to as the “**Master Declaration.**”

B. On July 11, 1988, Cheval Land Corp. assigned the Declarant’s Rights under the Master Declaration to Cheval Property Holdings, Inc., through an Assignment of Declarant’s Rights recorded July 14, 1988, in Official Records Book 5453, beginning on Page 1459 of the Public Records.

C. On February 7, 2003, Profundo, Inc., as successor by merger to Cheval Property Holdings, Inc., assigned the Declarant’s Rights under the Master Declaration to the Association, through an Assignment of Declarant’s Rights recorded March 8, 2003, in Official Records Book 12424, beginning on Page 0995 of the Public Records.

D. The Initial Declaration describes on Exhibit “C” thereto, land which the Declarant may bring within the jurisdiction and control of the Association by various methods described in the Initial Declaration, including by filing or record a Supplement to the Master Declaration.

E. On September 8, 2010, the Association purchased real property, including easements, from Fifth Third Bank, through a Special Warranty Deed recorded September 20, 2010, in Official Record Book 20089, beginning on Page 837 of the Public Records. This real property, including easements, is hereinafter referred to collectively as the “**Adjacent Parcel.**” The Adjacent Parcel is not part of the land described on Exhibit “C” to the Initial Declaration.

F. The Association wishes to amend certain terms of the Master Declaration in accordance with Article XI, Section 4, so that it may make the Adjacent Parcel subject to the Master Declaration. These amendments were approved by at least 75% of the total votes cast in person or by proxy at a meeting duly called and held, of the membership of the Association.

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Amendments

Accordingly, the Association hereby declares that the Master Declaration is amended as follows:

1. Article 1, Section 4, is hereby amended to add the following language:

The "Properties" shall include the Adjacent Parcel described in Exhibit "D" attached hereto and incorporated herein by reference.

2. Article 1, Section 5, is hereby amended to add the following language:

The "Common Area" shall include the Adjacent Parcel described in Exhibit "D" attached hereto and incorporated herein by reference.

3. Article II, Section 2, is hereby amended to add the following language:

The Common Area is hereby expanded in accordance with the terms of Article IX of the Master Declaration to include the Adjacent Parcel described in Exhibit "D" attached hereto.

4. Article III, Section 4, is hereby amended to add the following language:

The Board of Directors of the Association may adopt and publish reasonable rules, regulations, guidelines and/or standards for the use of the Properties.

5. Article IX, Section 1 (a) is hereby amended to add the following language:

The Adjacent Parcel described in Exhibit "D" attached hereto is hereby brought within the jurisdiction and control of the Association, and made subject to all of the terms of the Master Declaration as if part of the Properties initially included within the terms of the Initial Declaration.

6. This Amendment shall also constitute a Supplement pursuant to Article IX, Section 3 of the Master Declaration, and as such, shall be signed by an authorized representative of the Association, as the holder of the Declarant's rights.

7. Except as specifically provided herein, all terms and provisions of the Master Declaration shall remain in full force and effect.

\_\_\_\_\_[SPACE INTENTIONALLY LEFT BLANK]\_\_\_\_\_

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IN WITNESS WHEREOF, the undersigned has caused this Seventh Amendment to be executed this 22<sup>nd</sup> day of November, 2010.

Witnesses:

[Signature]

Danny Rivera

CHEVAL PROPERTY OWNERS' ASSOCIATION, INC.

By: [Signature]

Name: Lea Welch

Title: President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

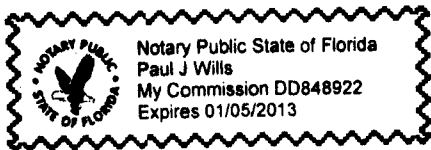
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2010, by Lea Welch, as PRESIDENT of Cheval Property Owners' Association, Inc., a Florida not for profit corporation. Such officer is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath.

[Seal]

[Signature]  
NOTARY PUBLIC, State of Florida

Print Name: PAUL J. WILLS

My Commission Expires: 01/05/2013



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EXHIBIT "D"  
(Legal Description)

PARCEL 1:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 27 SOUTH, RANGE 18 EAST, LESS THE SOUTH 94.43 FEET THEREOF,  
HILLSBOROUGH COUNTY FLORIDA.

TOGETHER WITH ALL RIGHTS UNDER THAT CERTAIN EASEMENT DEED DATED  
OCTOBER 1, 1976 AND RECORDED IN O. R. BOOK 3166, PAGE 363, PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND  
DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING WITHIN SECTION 9, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST  
BOUNDARY LINE OF SAID SECTION 9, NORTH 00°36'21" EAST, A DISTANCE OF 1335.31  
FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID BOUNDARY LINE NORTH  
89°31'16" WEST, A DISTANCE OF 153.51 FEET TO A POINT ON THE ARC OF A CURVE AND  
THE EAST RIGHT OF WAY OF CHEVAL TRAIL AS RECORDED IN PLAT BOOK 57 PAGE 59  
OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY; THENCE 61.96 FEET ALONG  
SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A  
RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 03°35'10" A CHORD BEARING AND  
DISTANCE OF NORTH 14°54'08" EAST 61.95 FEET TO THE CURVE'S END; THENCE  
DEPARTING SAID RIGHT OF WAY SOUTH 89°31'16" EAST, A DISTANCE OF 138.21 FEET TO  
THE EAST BOUNDARY LINE OF SAID SECTION 9, THENCE ALONG SAID EAST BOUNDARY  
LINE OF SOUTH 00°36'21" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF  
BEGINNING.

A TRACT OF LAND LYING WITHIN SECTION 9, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE  
EAST BOUNDARY LINE OF SAID SECTION 9, NORTH 00°36'21" EAST, A DISTANCE OF

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1131.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID BOUNDARY LINE NORTH 70°50'18" WEST, A DISTANCE OF 209.34 FEET TO THE EAST RIGHT OF WAY OF CHEVAL TRAIL AS RECORDED IN PLAT BOOK 57, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (2) TWO COURSES: (1) NORTH 19°09'42" EAST, A DISTANCE OF 101.36 FEET TO THE BEGINNING OF A CURVE; (2) 42.61 FEET ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 02°27'59", A CHORD BEARING AND DISTANCE OF NORTH 17°55'43" EAST, 42.61 FEET TO THE CURVE'S END; THENCE SOUTH 89°31'16" EAST, A DISTANCE OF 153.51 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 9; THENCE ALONG SAID BOUNDARY LINE SOUTH 00°36'21" WEST, A DISTANCE OF 203.72 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL RIGHTS OF WAY SHOWN ON PLAT BOOK 57, PAGE 59 (PLAT OF CHEVAL POLO AND GOLF CLUB PHASE ONE-A) PLAT BOOK 69, PAGE 38 (PLAT OF CANNES VILLAGE) AND PLAT BOOK 71, PAGE 12 (PLAT OF CHATEAUX LOIRE) ALL LOCATED IN CHEVAL AS "CHEVAL" IF DEFINED IN ARTICLE I, SECTION 28 OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHEVAL POLO & GOLF CLUB RECORDED NOVEMBER 16, 1984 IN O. R. BOOK 4450, PAGE 1789, AND AS AMENDED ("DECLARATION"); SAID EASEMENT RIGHT BEING CREATED IN ARTICLE II SECTION 3 (e) OF THE DECLARATION; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS OTHER PLATTED RIGHTS OF WAY IN CHEVAL, AS SUCH EASEMENT RIGHTS ARE CREATED UNDER AND SUBJECT TO THE DECLARATION.