

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY.

1993 FEB 23 PM 4:50

93040777

19
4

**THIRD SUPPLEMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF CHEVAL POLO AND GOLF CLUB**

THIS THIRD SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHEVAL POLO AND GOLF CLUB (the "Third Supplement") is made on the 23rd day of February, 1993 by CHEVAL PROPERTY HOLDINGS, INC., a Florida corporation, hereinafter referred to as the "Declarant" or as the "Developer".

RECITALS

OFF. REC. 6892PC 859

A. On November 16, 1984, Cheval Land Corporation made and placed of record that certain Master Declaration of Covenants, Conditions and Restrictions for Cheval Polo and Golf Club ("Master Declaration"), which Master Declaration was recorded in Official Records Book 4450, beginning on Page 1789, of the Public Records of Hillsborough County, Florida (the "Public Records"), which Master Declaration is supplemented by that First Supplement to Master Declaration recorded on May 11, 1988 in Official Records Book 5401, beginning on Page 1840, of the Public Records, as further supplemented by that Second Supplement to the Master Declaration, dated February 28, 1989 and recorded in Official Records Book 5634, beginning on Page 1151, of the Public Records, and as amended by that First Amendment to Master Declaration recorded on July 14, 1988 in Official Records Book 5453, beginning on Page 1508, of the Public Records, as further amended by the Second Amendment to Master Declaration dated June 1, 1990 and recorded in Official Records Book 6014, beginning on Page 1260, of the Public Records.

B. Pursuant to Article IX of the Master Declaration, additional lands contained within the lands described on Exhibit "C" of the Master Declaration can be added to the Master Declaration from time to time by the Declarant as provided herein.

C. Declarant is the successor in interest to Cheval Land Corporation pursuant to an Assignment of Declarant's Rights recorded in Official Records Book 5453, Page 1459, of the Public Records and the successor in title to all of the lands described in Exhibit "C" to the Master Declaration and desires to add additional lands as provided herein.

AMENDMENT

Accordingly, the Declarant hereby declares that the scheme of the covenants and restrictions of the Master Declaration are hereby

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Fred S. Ridley, Esquire
Annis, Mitchell, Cockey,
Edwards & Roehn, P.A.
Post Office Box 3433 ✓
Tampa, Florida 33601

extended to the land described on Exhibit "A-1" attached hereto and made a part hereof (the "Land"), and further declares that the Land shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in the Master Declaration as though said Land were originally described therein, and such easements, restrictions, covenants and conditions shall run with the Land and be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each such owner thereof.

Except as specifically provided herein, this Third Supplement shall not impair nor affect any of the terms and provisions of the Master Declaration and same remains in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Third Supplement to be executed this 23rd day of February, 1993.

CHEVAL PROPERTY HOLDINGS, INC., a Florida corporation

[Signature]
Print Name: FREDERIC W. ARCHER, JR.
[Signature]
Print Name: ANN R. HENRY

By: *[Signature]*
Print Name: JAMES M. STACHURSKI
Title: PRES.

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this _____ day of February 23, 1993, by James M. Stachurski, as President of CHEVAL PROPERTY HOLDINGS, INC., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

[Signature]
NOTARY PUBLIC
Name: ANN R. HENRY
My Commission Expires: 2/25/95



COMPOSITE "EXHIBIT A-1"

<u>Parcel</u>	<u>Description</u>
1	17 fully developed lots comprising a section of the Community known as "Avenue Avignon," per Plat Book 72, Page 8 of the Public Records of Hillsborough County (the "Avignon Parcel");
2	12 fully developed lots located in a section of the Community known as "Capri," per Plat Book 69, Page 53 of the Public Records of Hillsborough County (the "Capri Parcel"), comprising Lots 1, 4, 6, 7, and 25 of Block 6, Lot 5 of Block 8, and Lots 6, 10, 11, 16, 18, and 19 of Block 7;

3947-007-127465

DESCRIPTION: A parcel of land lying in Section 9, Township 27 South, Range 18 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

From the Northwest corner of said Section 9, run thence along the West boundary of said Section 9, S.00°20'22"W., 1007.21 feet to a point on a curve on the centerline of Lutz Lake Fern Road (State Road No. S-582); thence Easterly, 55.01 feet along the arc of a curve to the left having a radius of 1909.91 feet and a central angle of 01°39'01" (chord bearing S.88°53'15"E., 55.01 feet); thence S.00°20'22"W., 471.84 feet to a point of curvature; thence Southeasterly, 507.68 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 58°10'31" (chord bearing S.28°44'53"E., 486.15 feet) to a point of tangency; thence S.57°50'09"E., 309.79 feet to a point on a curve on the centerline of Cheval Boulevard; thence Northeasterly, 293.02 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 55°57'48" (chord bearing N.60°08'45"E., 281.51 feet); thence N.01°52'21"W., 30.00 feet to a point on the Northerly right-of-way line of the aforesaid Cheval Boulevard; thence along said Northerly right-of-way line, N.88°07'39"E., 62.10 feet to the Southwest corner of BEAU RIVAGE, according to the plat thereof as recorded in Plat Book 71, Page 16, Public Records of Hillsborough County, Florida; thence continue along the aforesaid Northerly right-of-way line, also being the Southerly boundary of said BEAU RIVAGE, the following three (3) courses: 1) N.88°07'39"E., 971.76 feet to the Northwest corner of PARCEL "A" (Cheval Boulevard), CANNES VILLAGE, according to the plat thereof as recorded in Plat Book 69, Page 38, Public Records of Hillsborough County, Florida; 2) along the Northerly boundary of said PARCEL "A", N.88°07'39"E., 80.00 feet to a point of curvature; 3) Easterly, 209.57 feet along the arc of a curve to the right having a radius of 1380.00 feet and a central angle of 08°42'04" (chord bearing S.87°31'19"E., 209.37 feet) to the Southeast corner of the aforesaid BEAU RIVAGE, said point also being the POINT OF BEGINNING; thence along the Easterly boundary of said BEAU RIVAGE, N.06°49'43"E., 1003.49 feet; thence N.73°06'26"E., 199.96 feet; thence N.68°48'00"E., 509.86 feet; thence S.75°08'00"E., 342.91 feet; thence S.15°42'56"E., 49.96 feet; thence S.20°09'00"W., 408.80 feet; thence S.48°03'00"E., 354.86 feet; thence S.00°30'35"E., 579.52 feet; thence S.37°01'38"W., 270.00 feet to the Easterlymost corner of CHEVAL LAKE CLUB VILLAS, according to the plat thereof as recorded in Plat Book 70, Page 6, Public Records of Hillsborough County, Florida; thence along the Northerly and Westerly boundaries of said CHEVAL LAKE CLUB VILLAS, the following six (6) courses: 1) N.43°45'57"W., 455.00 feet; 2) N.77°02'09"W., 255.00 feet; 3) N.25°47'33"W., 238.06 feet to a point on a curve; 4) Southwesterly, 299.67 feet along the arc of a curve to the left having a radius of 266.20 feet and a central angle of 64°29'59" (chord bearing S.30°27'30"W., 284.10 feet) to a point of reverse curvature; 5) Southwesterly, 79.41 feet along the arc of a curve to the right having a radius of 239.47 feet and a central angle of 19°00'00" (chord bearing S.07°42'30"W., 79.05 feet) to a point of reverse curvature; 6) Southeasterly, 38.38 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°57'38" (chord bearing S.26°46'19"E., 34.72 feet) to a point of cusp on the aforesaid Northerly boundary of PARCEL "A" (Cheval Boulevard), CANNES VILLAGE; thence along said Northerly boundary, Northwesterly, 299.12 feet along the arc of a curve to the left having a radius of 1380.00 feet and a central angle of 12°25'09" (chord bearing N.76°57'43"W., 298.54) to the POINT OF BEGINNING.

Containing 29.148 acres, more or less.