

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

1993 FEB 23 PM 4: 50

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OFF. REC. 6892PC 863

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

THIS FOURTH 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

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, recorded in Official Records Book 5634, beginning on Page 1151, of the Public Records, as further supplemented by that Third Supplement to the Master Declaration dated of even date herewith and recorded in 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.

**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

AMENDMENT

Accordingly, the Declarant hereby declares that the scheme of the covenants and restrictions of the Master Declaration are hereby 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: F.M. McNEELY, JR.

By: [Signature]
Print Name: JAMES M. STOKPOLE
Title: CEO

[Signature]
Print Name: HOW R. HENRY

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this _____ day of February 23, 1993, by James M. Stokpole, 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: HOW R. HENRY
My Commission Expires: 7/25/95

COMPOSITE EXHIBIT A-1**LEGAL DESCRIPTION OF AREAS ADDED TO THE
CHEVAL PROPERTY OWNERS' ASSOCIATION, INC.**

| <u>Plat Name</u> | <u>No. of Lots/Patio Homes/Units/Parcel</u> |
|--|---|
| Cheval Polo and Golf Club Phase Two - Avenue Monaco, as recorded in Plat Book 67, Page 20, Public Records of Hillsborough County, Florida | 10 |
| Cheval Polo and Golf Club Phase Three - Avenue Capri I and II, as recorded in Plat Book 69, Page 53, Public Records of Hillsborough County, Florida | 51 |
| Cannes Village, as recorded in Plat Book 69, Page 38, Public Records of Hillsborough County, Florida | 42 |
| Cheval Polo and Golf Club Phase Four - Avenue Avignon, as recorded in Plat Book 72, Page 8, Public Records of Hillsborough County, Florida | 17 |
| Cheval Tennis Village Condominium I, as recorded in Condominium Plat Book 11, Page 14, Public Records of Hillsborough County, Florida | 8 |
| Cheval Tennis Village Condominium II, as recorded in Condominium Plat Book 12, Page 57, Public Records of Hillsborough County, Florida | 6 |
| Cheval Tennis Village Condominium III, as recorded in Condominium Plat Book 12, Page 58, Public Records of Hillsborough County, Florida | 5 |
| Cheval Tennis Village Condominium IV, as recorded in Condominium Plat Book 13, Page 23, Public Records of Hillsborough County, Florida | 4 |
| Beau Rivage, as recorded in Plat Book 71, Page 16, Public Records of Hillsborough County, Florida | 34 |
| Cheval Lake Club Villas, as recorded in Plat Book 70, Page 6, Public records of Hillsborough County, Florida | 9 |
| Chateaux Loire, as recorded in Plat Book 71, Page 12, Public Records of Hillsborough County, Florida | 30 |

Maud Parcel- Proposed Plat: Cheval Polo and Golf Club Phase Five (See Attached)

2

TOGETHER WITH: All lands described on Exhibit "C" of the Master Declaration of Covenants, Conditions and Restrictions of Cheval Polo and Golf Club, as described in Official Records Book 4450, beginning on Page 1828, less and except (i) any dedicated streets and roads, common areas, the equestrian facilities, the tennis facility, the polo field, and the golf course, as shown on the attached Cheval Polo and Golf Club General Development Plan dated January 2, 1992 prepared by Heidt & Associates, Inc. and approved by the Hillsborough County Board of County Commissioners on September 22, 1992, and (ii) the cross-hatched areas shown on the General Development Plan attached hereto.

3947-007-127439

Maud Parcel - Proposed
Parcel: Cheval Polo and Golf Club
Phase Five

OFF. REC. 6892PC 867

DESCRIPTION: Lots 13 and 14, Block 11, CHEVAL POLO AND GOLF CLUB - PHASE FIVE
(Proposed)

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

Commence at the Northwest corner of Cheval Boulevard, as shown on the plat of CANNES VILLAGE, recorded in Plat Book 69, Page 38, of the Public Records of Hillsborough County Florida; thence along the west and north boundaries of said CANNES VILLAGE, the following two (2) courses: 1) thence $S.01^{\circ}52'56''E.$, 60.00 feet; 2) thence $S.88^{\circ}07'04''W.$, 556.76 feet; thence continue $S.88^{\circ}07'04''W.$, 177.10 feet to a point of curvature; thence southwesterly 285.45 feet along a curve concave to the southeast, having a radius of 270.00 feet, a central angle of $60^{\circ}34'24''$, chord bearing and distance of $S.57^{\circ}49'52''W.$, 272.34 feet to a non-tangent line and the POINT OF BEGINNING; thence along said non-tangent line $S.62^{\circ}27'20''E.$, 502.03 feet to the west boundary of said CANNES VILLAGE; thence along said west boundary, $S.01^{\circ}52'56''E.$, 336.00 feet; thence $N.84^{\circ}12'38''W.$, 191.34 feet; thence $N.73^{\circ}20'44''W.$, 352.55 feet to a non-tangent curve; thence northerly 194.48 feet along a curve concave to the west, having a radius of 830.00 feet, a central angle of $13^{\circ}25'31''$, chord bearing and distance of $N.09^{\circ}56'30''E.$, 194.04 feet to a point of tangency; thence $N.03^{\circ}13'45''E.$, 147.10 feet to a point of curvature; thence northerly 114.58 feet along a curve concave to the east, having a radius of 270.00 feet, a central angle of $24^{\circ}18'55''$, chord bearing and distance of $N.15^{\circ}23'12''E.$, 113.72 feet to the POINT OF BEGINNING; contains 4.66 acres more or less.

