

**INSTR # 99188513**

**OR BK 09690 PG 0474**

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RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
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Prepared By and Return To:  
Molloy & James  
325 South Boulevard  
Tampa, Florida 33606

**THIRD AMENDMENT TO THE  
DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS  
AND EASEMENTS OF RIVER WATCH**

THIS AMENDMENT is made this 06/08/99 day of \_\_\_\_\_, 1999 by River Watch Homeowners Association of Hillsborough, Inc., hereinafter called "Association", 611 West Bay Street, Tampa, Florida 33606.

WHEREAS, Riverglen Partners, Ltd., previously recorded that certain Declaration of Covenants, Conditions Restrictions, and Easements of River Watch, beginning at Official Records Book 8667, Page 288, of the Public Records of Hillsborough County, Florida, (the "Declaration"), amendment recorded April 23, 1998 at O.R. 9004, Page 0966, of the public records of Hillsborough County, Florida; Second Amendment recorded March 31, 1999 at O.R. 9551, Page 0047, of the public records of Hillsborough County, Florida; and

WHEREAS, Members entitled to cast two thirds of the total votes at any regular or special meeting of the Members, duly called and convened, have approved in writing the following amendment, which shall be effective upon recording;

NOW THEREFORE, the Association hereby amends the Declaration as follows:

1. Section 2(b), Article VI, is hereby deleted in its entirety, and the following provisions added in its place:

(b) Walls and Fences: All fences and walls shall be subject to the prior written approval of the Architectural Control Committee as to placement, location, height, materials, and finish, and shall comply with all governmental requirements. No fences shall be erected or permitted to remain without such approval. No fences shall be permitted except Ultra wood shadowbox or board-on-board; or equivalent pressure-treated wood product having a warranty of at least thirty years, constructed in a shadowbox style, and approved by the Architectural Control Committee. Fences shall be placed so that the posts shall be placed on the inside of the fence and the side without any supports shall face out from the Lot. No fence shall be permitted to the front of a point eight feet rearward from the front of the house. Side fences and front sections from the side to the house shall be six feet in height or less. Corner lots may be fenced on the second

front side as permitted by county ordinances. Rear fences shall be limited to six feet in height or less. Notwithstanding the above provisions, no fence shall be permitted on lots that abut rear conservation areas, to the rear of a point ten feet rearward from the rearmost point of the house or pool deck, except of either 4' black vinyl-coated chain link with matching posts and hardware, or 4' or 5' Ultrawood or equivalent. Swimming pools may be enclosed, around the perimeter of the pool deck only, with white PVC picket fencing in compliance with all governmental requirements.

2. The remaining terms of the Declaration shall remain in full force and effect.

In Witness Whereof, the Association has caused this instrument to be executed in its corporate name by its duly authorized officers on the day and year first above written.

WITNESSES:

River Watch Homeowners Association  
of Hillsborough, Inc.,  
a Florida corporation

Kathy Murphy  
Kathy Murphy  
Please Print Name

Alicia Yeoman  
ALICIA P. YEOMAN  
Please Print Name

By: Galen Custard  
Galen Custard,  
Vice President  
(Corporate Seal)

STATE OF FLORIDA  
OF HILLSBOROUGH

COUNTY 8th

The foregoing instrument was acknowledged before me this 8th day of June, 1999 by Galen Custard, as Vice President of River Watch Homeowners Association of Hillsborough, Inc., a Florida corporation, on behalf of said corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did (did not) take an oath.

My Commission Number:  
CC 545006

My Commission Expires: 4/2/2000

Kathleen Julie Murphy  
Notary Public  
Kathleen Julie Murphy  
Print Name

