

**SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF SUMMER RIDGE
(O.R. BOOK 2461, PAGE 326-380)**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Summer Ridge dated December 26, 2002 together with the First Amended dated May 4, 2004 and recorded on October 10, 2004 in O.R. Book 2638 Page 3547-3552 together with the First Supplement dated May 5, 2004 and recoded on May 5, 2004 in O.R Book 2528 Page 4906, the ("Declaration"); and,

WHEREAS, the Board of Directors of Summer Ridge Homeowners Association, Inc., the ("HOA") joined by the members of the HOA. the "Members" collectively referred to as the ("Owners") desire to amend; the Declaration; and

WHEREAS, Owners hold fee simple title to all the lots of Summer Ridge.

NOW THEREFORE, for good and valuable and consideration and upon proper procedure being followed, the Owners hereby amend the Declaration as follows:

- A. The foregoing recitals are true and accurate and are a part of this Second Amendment. Terms which are employed in the Second Amendment but which are defined in the Declaration shall have the same meaning in this Second Amendment as in the Declaration.
- B. Declarant. The paragraph Declarant is here by amended to state: All of the authority, duties, obligations and rights granted Sun Cor Development of Northwest Florida, L.L.C. the ("Declarant") in the Declaration shall be solely vested in the elected Board of Directors for the Association and the Board of Directors, on behalf of the Owners, agree to assume all of the said authority, duties, obligations and rights. Declarant's rights shall be limited to those granted Class A Members.
- C. Section 2.02 (a) Annexation of Additional Property. Is here by amended to state: Declarant shall have no right to annex any property to Summer Ridge.
- D. Section 3.07 Future Easements. Is here by amended by eliminating Section 3.07 in its entirety.
- E. Section 4.10 Exterior Lighting. Is here by amended to add the following to Section 4.10: All exterior garage lights illuminating the driveway shall be left in the switched "on" position so as to turn on and off in response to the light/dark sensor unit mounted on the house/garage.

- F. Section 5.01 Architectural Control. is here by amended to add the following to Section 5.01: The Declarant is not exempt from the operation of this paragraph Section 5.01.
- G. Section 5.05 Review Procedure. is here by amended to add the following to Section 5.05: Any net proceeds from a fee charged for the review of plans by the Architectural Review Committee shall belong to the HOA and be deposited in the general operating bank account of the HOA.
- H. Section 7.03 (b) Landscape and Maintenance of Landscape of Common Areas. is here by amended to add the following to Section 7.03 (b): Pool and Landscape maintenance contracts shall be bid on a biennial basis. Bids shall include a detailed list of services to be provided. The Board of Directors will select the successful company.

The undersigned signed by the Declarant and the President and Secretary of the HOA, certifying approval received in writing by two-thirds (2/3) of the Class A members required to amend the Declaration have entered into this Second Amendment this 8 day of NOVEMBER, 2012.

WITNESSES:

Shamirae Lopez
Jasmine Kern
Print Name

Declarant:

Sun Cor Development of Northwest
Florida, L.L.C., a Florida Limited
Liability Company
James P. Benson
James P. Benson, Authorized Signer

WITNESSES:

Shamirae Lopez
Jasmine Kern
Print Name

**Summer Ridge Homeowners
Association, Inc.**

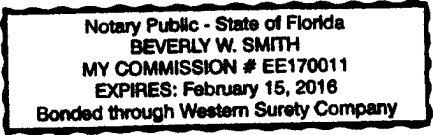
President
Francis C. Mobley
Francis C. Mobley

Shamirae Lopez
Jasmine Kern
Print Name

Secretary Treasurer
Margaret A. Grogan
Margaret A. Grogan

STATE OF Florida
COUNTY OF Walton

Sworn to and subscribed this 8th day of November 2012 by James P. Benson,
Francis C. Mobley and Margaret A. Grogan who is personally known to me.



Beverly W. Smith
Beverly W. Smith

Print Name

NOTARY PUBLIC

My Commission Expires: February 15, 2016

(NOTARIAL SEAL)