

**THIRD AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
OF  
CHELSEA OAKS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.**

POLK COUNTY  
RECORDING FEES 18.50  
RECORDED BY P. Renesford

THIS THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA OAKS is made this 8<sup>th</sup> day of September, 2009, by Highland Cassidy, LLC, a Florida Limited Liability Corporation whose address is 250 Avenue K, S.W., Winter Haven, Florida 33880 ("Declarant").

HIGHLAND CASSIDY, LLC, a Florida limited liability company. hereinafter called Declarant, is the Developer of a certain tract of real property located in Polk County, Florida, known by official plat designation as CHELSEA OAKS, pursuant to map or plat thereof recorded in Plat Book 134, Page 46, public records of Polk County, Florida. Declarant is the owner in fee simple of greater than ten percent (10%) of the lots in all phases of CHELSEA OAKS.

Pursuant to Article XV, Section 3, of the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, Declarant hereby makes the following Amendment to the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, as previously recorded in O.R. Book 6942, pages 980-1027, inclusive, and amended by the FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, as previously recorded in O.R. Book 7329, pages 1848-1855, and amended by the SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS, as previously recorded in O.R. Book 6849, pages 849-852, inclusive specifying that the Declarations and this Amendment thereto shall constitute a covenant running with the land, and that this Amendment shall be binding upon the undersigned. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the real property.

1. Article IX, Section 1(A) is hereby deleted and replaced with the following:

A. January 1, 2015.

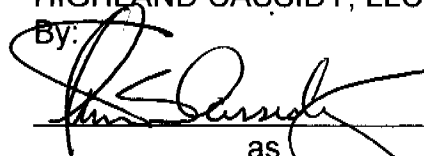


STRAUGHN & TURNER PA  
P O BOX 2295  
255 MAGNOLIA AVE SW  
WINTER HAVEN, FL 33883-2295

IN WITNESS WHEREOF, the Declarant has hereunto set its hand, by its duly authorized managing member, this 8<sup>th</sup> day of September, 2009.

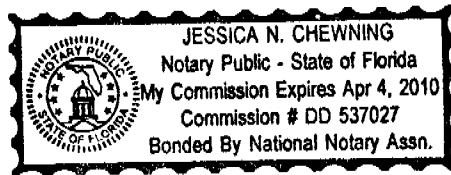
HIGHLAND CASSIDY, LLC

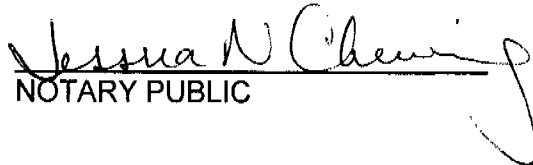
By:

  
\_\_\_\_\_, as \_\_\_\_\_ of  
CASSIDY PROPERTIES, INC.,  
Managing Member

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CHELSEA OAKS was acknowledged before me by Steven L. Cassidy as \_\_\_\_\_ of CASSIDY PROPERTIES, INC., managing member, this 8<sup>th</sup> day of September, 2009.



  
NOTARY PUBLIC