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JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 17.00
TRUST FUND 2.50

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR LEGACY OF LEESBURG

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR LEGACY OF LEESBURG is made this 10 day of SEPT., 2002, by RODGERS BROTHERS LAND COMPANY, a Florida corporation, 1265 Horse & Chaise Boulevard, Venice, Florida 34292 ("Rodgers Brothers"), and PRINGLE DEVELOPMENT, INC., a Florida corporation, 26600 Ace Avenue, Leesburg, Florida 34748 ("Pringle Development").

RECITALS

- A. In connection with the development of a project known as Legacy of Leesburg, Rodgers Brothers, acting as the developer and the original Declarant, recorded a Declaration of Covenants and Restrictions for Legacy of Leesburg, recorded in O.R. Book 1787, page 1494, Public Records of Lake County, Florida (the "Declaration").
- B. Pursuant to that certain Assignment of Declarant's Rights Under Declaration recorded in O.R. Book 1942, page 1283, Public Records of Lake County, Florida, Rodgers Brothers assigned to Pringle Development all of the rights of Rodgers Brothers as Declarant under the Declaration.
- C. The Declaration previously was amended by the Amendment to Declaration of Covenants and Restrictions for Legacy of Leesburg, recorded in O.R. Book 2115, Page 2375, Public Records of Lake County, Florida.
- D. The Declaration was further amended by the Second Amendment to Declaration of Covenants and Restrictions for Legacy of Leesburg, recorded in O.R. Book 2150, Page 865, Public Records of Lake County, Florida.
- E. Section 10.1 of the Declaration states that the Declaration may be amended from time to time by Declarant without the consent of the Association or any Owner so long as Declarant owns any portion of the property that is subject to the Declaration.
- F. Rodgers Brothers, as developer and original Declarant, and Pringle Development, as the assignee of the Declarant's rights under the Declaration, own portions of the property that is subject to the Declaration. Rodgers Brother and Pringle Development desire to further amend the Declaration in accordance with the terms of this Third Amendment.

NOW, THEREFORE, in consideration of the foregoing recitals, Rodgers Brothers and Pringle Development hereby amend the Declaration as follows:

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paying the 10% assessment shall not have access to or use of the clubhouse and other recreational facilities in Legacy of Leesburg until the Owner is required, or voluntarily agrees, to pay the full uniform assessment that shall be due under this Declaration as soon as a residential dwelling has been completed on the Owner's lot. If the Owner of a lot improved with a completed residential dwelling leases the home to a tenant, only one party, between the landlord and the tenant, shall be entitled to full use and enjoyment of the clubhouse and other recreational facilities in the community, and the Owner (landlord) shall notify the Association in writing as to the party who may use and enjoy the amenities described in this section."

2. Section 6.4 of the Declaration is hereby amended by adding the following sentence to the end of the existing section 6.4:

"For purposes of the provisions in this section 6.4 by which the Declarant shall not be liable for assessments for common expenses for any lots owned by Declarant, the term "Declarant" shall include the original Declarant and the assignee of the rights of Declarant under this Declaration."

3. All other matters contained in the Declaration shall remain in full force and effect except as modified by this Third Amendment and by the previous amendments referenced in the recitals to this instrument.

IN WITNESS WHEREOF, Rodgers Brothers and Pringle Development have caused this instrument to be executed this 10 day of SEPT, 2002.

Signed, sealed and delivered
in the presence of:

RODGERS BROTHERS LAND COMPANY

Kathleen S. Dixon
Witness Signature

By: [Signature]
Sam R. Rodgers, President
1 265 Horse & Chaise Boulevard
Venice, Florida 34292

Kathleen S. Dixon
Witness Printed Signature


Catherine Meyer
Witness Signature

Catherine Meyer
Witness Printed Signature

STATE OF FLORIDA
COUNTY OF SACRAMENTO

The foregoing instrument was acknowledged before me this 10 day of Sept, 2002, by Sam R. Rodgers, the President of Rodgers Brothers Land Company, a Florida corporation, [] who is personally known to me or [] who has produced _____ as identification.

[Signature]
Notary Signature

Printed Notary Signature
My Commission Expires

KATHLEEN SUE DIXON
Notary Public, State of Florida
My comm. expires July 29, 2003
Comm. No. CCB52065

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Signed, sealed and delivered
in the presence of:

PRINGLE DEVELOPMENT, INC.

Barbara K Patrick
Witness Signature

By John A. Pringle

Barbara K Patrick
Witness Printed Signature

John A. Pringle, President
26600 Ace Avenue
Leesburg, Florida 34748

Jennifer Bray
Witness Signature

Jennifer Bray
Witness Printed Signature

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 5th day of Sept, 2002,
by John A. Pringle, the President of Pringle Development, Inc., a Florida corporation, who is
personally known to me or who has produced _____ as identification.

Barbara K Patrick
Notary Signature

Barbara K Patrick
Printed Notary Signature

My Commission Expires:



(R)

This instrument prepared by:
Gary L. Summers, Esquire
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, Florida 32778