

This Instrument Prepared by and Return to:
H. Randolph Klein, Esq.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

Recording: \$ _____

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUMMERHILL

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUMMERHILL (hereinafter referred to as the “Third Amendment”) is made as of the 10 day of July, 2026, by the undersigned Members as the holders of in excess of fifty percent (50%) of the total votes of all Members¹ of the Summerhill Homeowner’s Association of Ocala, Inc., a Florida not-for-profit corporation (the “Association”) and joined by the Association.

WHEREAS:

- A. On October 23, 2006, Summerhill, LLC, a Florida limited liability company (“Original Developer”), caused to be recorded (and was the Declarant under), the Declaration of Covenants and Restrictions for Summerhill in Official Records Book 4602, Pages 1271-1310 (the “Original Declaration”)
- B. Pursuant to an Assignment and Assumption of Declarant Rights (the “First Assignment”) as recorded in OR Book 5621, Page 1605, Public Records of Marion County, Florida, Original Developer assigned to RES-FL Marion Sumter, LLC, a Florida limited liability company (“RES-FL”) all right, title and status of Original Developer as “Declarant” under the Original Declaration.
- C. Pursuant to a Second Assignment of Declarant Rights recorded in OR Book 6464, Page 732, Public Records of Marion County, Florida, RES-FL assigned to The Hamlet of Summerhill LLC, a Florida limited liability company, all right, title and status of RES-FL as “Declarant” under the Original Declaration. Thus, Hamlet is the Declarant under the Original Declaration.
- D. Pursuant to an Amendment to Declaration of Covenants and Restrictions for Summerhill, and to Bylaws of Association as recorded in OR Book 6691, page 236, public records, Marion County, Florida (“First Amendment”), the Original Declaration (and the Association’s Bylaws) were amended.
- E. Pursuant to an Amendment to the Declaration of Covenants and Restrictions for Summerhill, and to Bylaws of Association as recorded in OR Book 7168, page 1971, public records, Marion County, Florida (“Second Amendment”), the Original Declaration (and the Association’s Bylaws) were amended again. The Original Declaration, as amended by the First Amendment and by the Second Amendment, is hereinafter referred to as the “Amended Declaration.”

¹ Terms capitalized herein and not otherwise defined herein have the same meaning herein as in the Original Declaration.

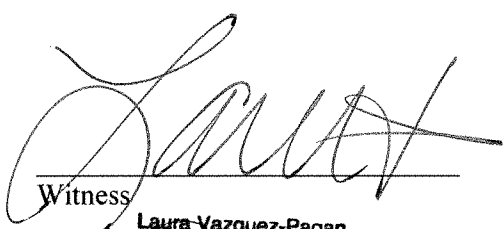
- F. The undersigned are the holders of more than fifty percent (50%) of the total votes of all Members of the Association and therefore are entitled to amend the Amended Declaration pursuant to paragraph 8.1.1 of the Original Declaration.
- G. The undersigned desire to amend the Amended Declaration as set forth herein.

NOW, THEREFORE, in consideration of the foregoing, which are incorporated herein by reference, the Amended Declaration is amended as follows:

- 1. **5.4 Residential and Agricultural Use Only.** The third sentence of paragraph 5.4 is deleted and the following substituted therefore:
 - 1.1. No owner of a Lot may have more than one horse or cow for each full acre of land owned.
- 2. **5.8.7 Vehicles.** The first sentence of paragraph 5.8.7 is deleted and the following substituted therefore:
 - 2.1 No motorcycle, boat, trailer, camper, travel trailer, recreational vehicle, mobile home, or other powered or non-powered vehicle, other than a private passenger vehicle, shall be parked or maintained on any lot or public right-of way, except in an enclosed garage, **provided however**, horse or livestock trailers may be parked on a Lot, where horses or livestock are housed, in an open sided shade structure approved by the ARB.
- 3. **Effect of Amendment.** Except as expressly set forth herein, the Amended Declaration is not amended or modified. All references herein or in the Amended Declarations to “this Declaration,” “this Agreement,” or similar terms shall be deemed to refer to the Amended Declaration as amended hereby.

IN WITNESS WHEREOF, the undersigned have executed this Third Amendment effective the day and year first above written.

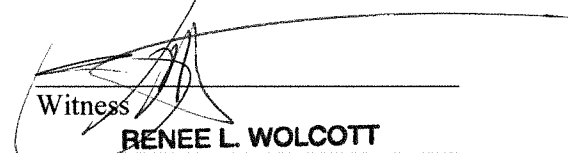
SIGNATURES FOLLOW



Witness

Laura Vazquez-Pagan

Print Witness Name



Witness

RENEE L. WOLCOTT

Print Witness Name

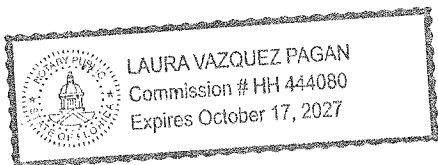
Summerhill Homeowner's Association of Ocala,
Inc, a Florida not-for-profit corporation

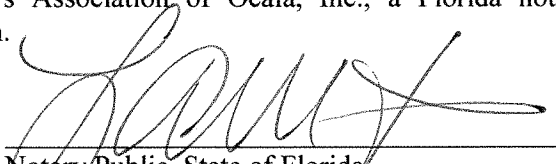
By: 

William Clark, President
7015 NE 22nd Court Road
Ocala, FL 34479

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19 day of June, 2026, by William Clark, as
President of Summerhill Homeowner's Association of Ocala, Inc., a Florida not-for-profit
corporation, on behalf of the corporation.





Notary Public, State of Florida
Name: _____

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☐ Personally known OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: FL DL

Linda L. Davis

Witness

Linda L. Davis

Print Witness Name

[Signature]

Witness

Print Witness Name

Roberto P. Manalo

Roberto P. Manalo

[Signature]

Narlin Manalo

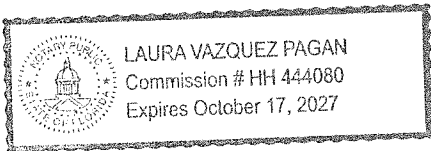
7041 NE 22nd Court Rd

Ocala, FL 34479

Lots 1 and 2

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of JUNE, 2026, by Roberto P. Manalo and Narlin Manalo, husband and wife.



[Signature]

Notary Public, State of Florida

Name:

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☐ Personally known OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: FL ID + US PASSPORT

[Signature]
Witness Mattie H Williams

Print Witness Name
[Signature]

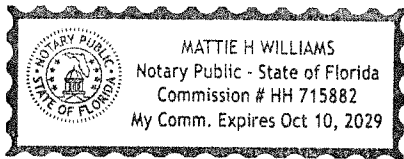
Witness
[Signature]
Print Witness Name

[Signature]
Neil C. Brown, Individually and as Trustee of
The Neil and Deborah Brown Living Trust dated
May 12, 2022

[Signature]
Deborah L. Brown, Individually and as Trustee of
The Neil and Deborah Brown Living Trust dated
May 12, 2022
1740 SE 18th Street, Suite 901
Ocala, FL 34471
Lot 16

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 30 day of June, 2026, by Neil C. Brown and
Deborah L. Brown, husband and wife, Individually and as Trustees of The Neil and Deborah Brown
Living Trust dated May 12, 2022.



[Signature]
Notary Public, State of Florida
Name: Mattie H Williams
(Please print or type)

Commission Number: HH 715882
Commission Expires: 10-10-2029

Notary: Check one of the following:

☐ Personally known OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: DRIVERS LICENSE

Gretchen Hughey
Witness
Gretchen Hughey

Print Witness Name

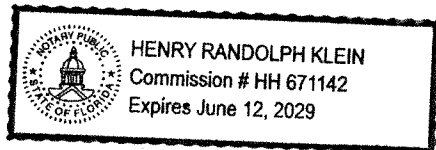
H. Randolph Klein
Witness
H. RANDOLPH KLEIN

Print Witness Name

Deborah A. Chazin
Deborah A. Chazin, Individually and as Trustee of
the Chazin Family Trust Agreement dated June 26,
2020
7161 NE 22nd Court Rd
Ocala, FL 34479
Lot 4

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of JUNE, 2026, by Deborah A. Chazin, a
single woman, Individually and as Trustee of the Chazin Family Trust Agreement dated June 26,
2020.



H. Randolph Klein
Notary Public, State of Florida
Name: _____

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

Linda L. Davis

Witness

Linda L. Davis

Print Witness Name

Laura Vazquez-Pagan

Witness

Laura Vazquez-Pagan

Print Witness Name

Steven K. Sutton

Steven K. Sutton

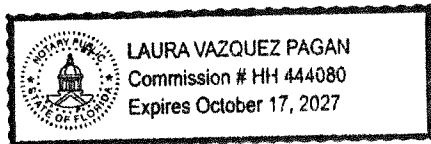
9845 SW 90th Ave., Apt. D

Ocala, FL 34481

Lot 5 (Vacant- Non-Homestead)

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 10 day of July, 2026, by Steven K. Sutton.



Laura Vazquez-Pagan
Notary Public, State of Florida
Name:

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☐ Personally known OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: FL DL

Martin's Venture LLC, a Florida limited liability company

[Signature]
Witness Mattie H Williams

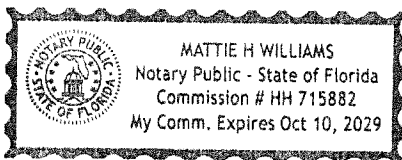
Print Witness Name [Signature]

[Signature]
Witness Erica Larson
Print Witness Name

By: [Signature]
Webster Luzuriaga, an Authorized Member
2030 South Pine Avenue
Ocala, FL 34471
Lot 6

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2026, by Webster Luzuriaga, as an Authorized Member of Martin's Venture LLC a Florida limited liability company, on behalf of the company.



[Signature]
Notary Public, State of Florida
Name: Mattie H Williams
(Please print or type)
Commission Number: HH715882
Commission Expires: 10-10-2029

Notary: Check one of the following:

- ☐ Personally known OR
☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: Drivers License

Mattie H Williams
Witness **Mattie H Williams**

Print Witness Name

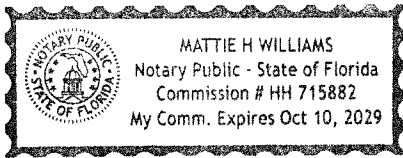
Erica Larson
Witness
Erica Larson
Print Witness Name

Lizbeth Perez-Pascual
Lizbeth Perez-Pascual

Jeremy Dale Hughes
Jeremy Dale Hughes
7283 NE 22nd Court Rd
Ocala, FL 34479
Lot 7

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2026, by Lizbeth Perez Pascual, and her husband, Jeremy Dale Hughes.



Mattie H Williams
Notary Public, State of Florida
Name: **Mattie H Williams**

(Please print or type)
Commission Number: HH 715882
Commission Expires: 10-10-2029

Notary: Check one of the following:

- ☐ Personally known OR
☒ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: DRIVERS License

[Signature]

Witness Mattie H Williams

Print Witness Name

[Signature]

Witness Quinn Larson

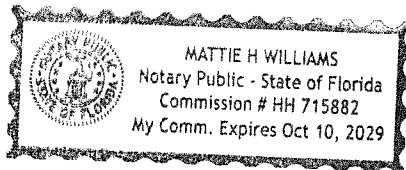
Print Witness Name

[Signature]

Miguel Perez-Pascual
8242 Bristol Road
Swartz Creek, MI 48473
Lot 7 (Non-Homestead)

STATE OF MICHIGAN
COUNTY OF GENESEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 30 day of June, 2026, by Miguel Perez Pascual.



[Signature]

Notary Public, State Michigan
Name: Mattie H Williams

(Please print or type)

Commission Number: HH 715882
Commission Expires: 10-10-2029

Notary: Check one of the following:

☐ Personally known OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: DRIVERS LICENSE

[Signature]
Witness **Mattie H Williams**

Print Witness Name

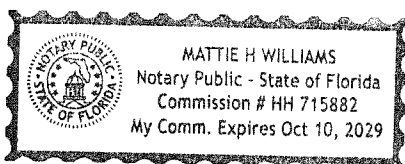
[Signature]
Witness
Erica Larson
Print Witness Name

[Signature]
Taylor Lawrence Shacklette Carroll, Individually
and Trustee of the Taylor Lawrence Shacklette
Carroll and Kathryn Deanna Carroll Revocable Trust
Agreement dated January 7, 2026

[Signature]
Kathryn Deanna Carroll, Individually and Trustee of
the Taylor Lawrence Shacklette Carroll and Kathryn
Deanna Carroll Revocable Trust Agreement dated
January 7, 2026
7445 NE 22nd Court Rd
Ocala, FL 34479
Lot 11

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 30 day of JUNE, 2026, by Taylor Lawrence
Shacklette Carroll and Kathryn Deanna Carroll, husband and wife, Individually and Trustees of the
Taylor Lawrence Shacklette Carroll and Kathryn Deanna Carroll Revocable Trust Agreement dated
January 7, 2026



[Signature]
Notary Public, State of Florida
Name: Mattie H Williams

(Please print or type)

Commission Number: HH 715882

Commission Expires: 10-10-2029

Notary: Check one of the following:

 Personally known OR

 X Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: driver's license

[Signature]
Witness

Laura Vazquez-Pagan

Print Witness Name

[Signature]
Witness

RENEE L. WOLCOTT

Print Witness Name

[Signature]

William Clark

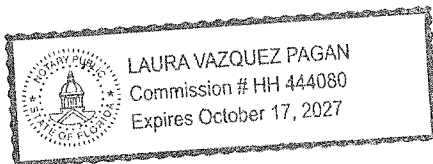
7525 NE 22nd Court Rd.

Ocala , FL 34479

Lot 12

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19 day of June, 2026, by William Clark.



[Signature]
Notary Public, State of Florida

Name:

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

☐ Personally known OR

☒ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: FL DL