

FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXING SOUTHERN OAKS, UNIT TWO

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS, made this 22nd day of
August, 1989, by DEMETREE-PASCO PROPERTIES, INC.,
a Florida corporation, the Developer (hereinafter referred
to as the "Developer") herein.

W I T N E S S E T H:

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RECORD/INDEX

WHEREAS, on the 7th day of March, 1989, the Developer

REC MOD TR FUND

executed that certain Declaration of Covenants, Conditions and

10 CASH TOTAL 1 42.00

Restrictions (hereinafter referred to as "Declaration") for

SOUTHERN OAKS, UNIT ONE, a subdivision of Pasco County, Florida,

which Declaration is recorded in O.R. Book 1790, Pages 0888

through 0904, Public Records of Pasco County, Florida, and which

Declaration provides for the annexation of additional lands from

the lands described in Exhibit "A" to said Declaration; and

WHEREAS, it is specifically set forth in said

Declaration that the annexation of the lands described in said

Exhibit "A" may be accomplished by an Amendment or Amendment(s)

to said Declaration; and

WHEREAS, the Developer wishes to annex a portion of

the land set forth in Exhibit "A" to said Declaration, which

portion of said lands is platted as SOUTHERN OAKS, UNIT TWO,

according to the plat thereof as recorded in Plat Book 28,

Pages 14 through 20, Public Records of Pasco County,

Florida.

NOW, THEREFORE, in consideration of the foregoing,

for the purposes of protecting and enhancing the value,

attractiveness and desirability of the above-described property,

Developer hereby declares that the real property described

hereinabove as SOUTHERN OAKS, UNIT TWO, is hereby annexed, held,

sold and conveyed, subject to said Declaration of Covenants,

6709 Ridge Rd., Suite 300
Port Richey, FL 34668

ARTIN & FIGURSKI
ATTORNEYS AT LAW
P.O. BOX 716
PORT RICHEY, FLORIDA
34668-0716
(813) 847-8418

Conditions and Restrictions, as amended from time to time, as provided for in said Declaration, Articles of Incorporation, Articles of Amendment and By-Laws of SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC., a not-for-profit Florida corporation.

The plat of SOUTHERN OAKS, UNIT TWO, reflects certain drainage and/or utility easements identified thereon as Tracts "A" and "F", certain Conservation Easements identified thereon as Tracts "C", "D" and "E", and Conservation Easement "B". Each lot owner whose lot is subject to Conservation Easement "B", shall own such lot or lots subject to said easement and the rights and obligations of the Association as set forth in said Declaration. The right and obligation of the SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC. to maintain said Tracts and Conservation Easement "B" is further set forth in that certain Maintenance Agreement as recorded in O.R. Book 1790, Pages 0901 through 0904, Public Records of Pasco County, Florida, and that certain Addendum to Maintenance Agreement, a copy of which is attached hereto as Exhibit "B", and by reference made a part hereof.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand and seal this 22nd day of August, 1989.

Signed, Sealed and Delivered
in the Presence of:

DEMETREE-PASCO PROPERTIES,
INC., a Florida corporation

James D. Franken

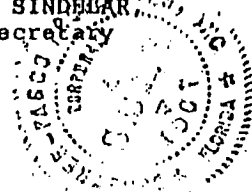
By:

Christopher C. Demetree
CHRISTOPHER C. DEMETREE,
Vice President

Donette E. Martin

Attest:

Marjorie H. Sindelar
MARJORIE H. SINDELAR
Assistant Secretary

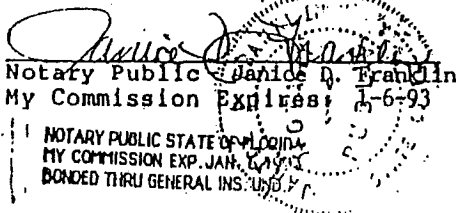


FIGURSKI
EYS AT LAW
BOX 786
CHIEF, FLORIDA
36-0716
M1-8119

STATE OF FLORIDA)
COUNTY OF PASCO)

Before me personally appeared CHRISTOPHER C. DEMETREE and MARJORIE H. SINDELAR, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above-named DEMETREE-PASCO PROPERTIES, INC., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 22nd day of August, 1989.

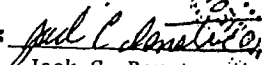

Notary Public Daniel D. Franklin
My Commission Expires: 1-6-93
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 6, 1993
BONDED THRU GENERAL INS. UND. P.

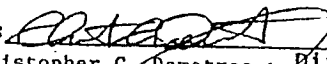
JOINDER OF THE ASSOCIATION

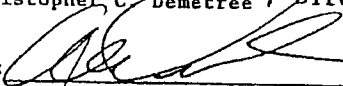
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being all of the Directors of SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC., hereby consent to and join in on the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions Annexing SOUTHERN OAKS, UNIT TWO.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 22nd day of August, 1989.

SOUTHERN OAKS OF PASCO
HOMEOWNERS' ASSOCIATION,
INC., a Florida not-for-
profit corporation

By: 
Jack C. Demetree, Director

By: 
Christopher C. Demetree, Director

By: 
Alex R. Deeb, Director

V & FIGURSKI
ATTORNEYS AT LAW
P.O. BOX 766
T. RICHIEY, FLORIDA
74636-0766
(313) 842-9419

STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, personally appeared Jack C. Demetree,
Christopher C. Demetree and Alex R. Deeb, to me well
known and known to me to be the persons described in and who
executed the foregoing instrument and acknowledged to and before
me that they executed said instrument for the purposes therein
expressed.

WITNESS my hand and official seal this 22nd day of August, 1989.

Notary Public Deatrice D. Franklin
My Commission Expires: 3-6-93

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 1, 1994
BONDED THRU GENERAL INS. LTD.

N & FIGURSKI
ATTORNEYS AT LAW
P.O. BOX 786
TAMPA, FLORIDA
813-241-0786
1-813-843-8439

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS SOUTHERN OAKS UNIT TWO, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 17 EAST, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THE EAST BOUNDARY LINE OF MUNTER'S RIDGE UNIT FIVE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 88, 89 AND 90 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE EAST BOUNDARY LINE OF MUNTER'S RIDGE UNIT FOUR AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 26, PAGES 122, 123 AND 124 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 00°34'21" EAST, A DISTANCE OF 501.07 FEET TO SOUTHWEST CORNER OF SOUTHERN OAKS UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 86, 87, 88, 89, 90, 91, 92 AND 93 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SOUTHERN OAKS UNIT ONE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°23'39" EAST, 120.00 FEET; SOUTH 80°28'34" EAST, 32.98 FEET; 130.01 FEET ALONG THE ARC OF A CURVE TO RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD OF 96.38 FEET WHICH BEARS SOUTH 43°38'36" WEST, SOUTH 88°30'18" EAST, 94.23 FEET; SOUTH 00°34'21" WEST, 140.00 FEET; SOUTH 80°28'39" EAST, 1,091.00 FEET; NORTH 08°47'43" WEST, 483.00 FEET; SOUTH 40°48'00" WEST, 347.18 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHERN OAKS UNIT ONE, THENCE A DISTANCE OF 120.81 FEET ALONG THE ARC OF A CURVE TO RIGHT, SAID CURVE HAVING A RADIUS OF 1200.00 FEET AND A CHORD OF 120.44 FEET WHICH BEARS SOUTH 03°05'31" EAST, THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 1,041.83 FEET; THENCE NORTH 51°23'30" WEST, A DISTANCE OF 393.43 FEET; THENCE A DISTANCE OF 8.39 FEET ALONG THE ARC OF A CURVE TO RIGHT, SAID CURVE HAVING A RADIUS OF 325.00 FEET AND A CHORD OF 8.39 FEET WHICH BEARS SOUTH 37°39'30" WEST, THENCE SOUTH 38°34'21" WEST, A DISTANCE OF 188.41 FEET; THENCE SOUTH 31°25'39" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 38°34'21" WEST, A DISTANCE OF 785.00 FEET; THENCE SOUTH 22°25'21" WEST, A DISTANCE OF 43.48 FEET; THENCE SOUTH 23°00'21" WEST, A DISTANCE OF 70.13 FEET; THENCE SOUTH 14°38'41" WEST, A DISTANCE OF 79.38 FEET; THENCE SOUTH 05°19'23" WEST, A DISTANCE OF 88.61 FEET; THENCE SOUTH 00°19'48" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°19'48" WEST, A DISTANCE OF 88.98 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°19'48" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 38°30'33" WEST, A DISTANCE OF 41.93 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°19'48" EAST, A DISTANCE OF 83.83 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 38°49'09" WEST, A DISTANCE OF 82.92 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 120.00 FEET TO THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, NORTH 00°19'48" EAST, A DISTANCE OF 895.00 FEET TO THE POINT OF BEGINNING, CONTAINING 50.490 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREON, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR UNLAWFULLY VACATED, VOIDED OR INVALIDATED.

THIS THE 21 ST DAY OF JUNE, A.D., 1989.