

This instrument prepared by
and return to:
STEPHEN C. BOOTH
Booth and Cook, P.A.
7510 Ridge Road
Port Richey, FL 34668

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS ANNEXING SOUTHERN OAKS UNIT THREE-B

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, made and entered into this 5th day of December, 1997, by
DEMETREE PASCO PROPERTIES, INC., a Florida corporation (hereinafter referred to as
"Developer").

WITNESSETH:

WHEREAS, DEMETREE PASCO PROPERTIES, INC. has heretofore executed that
certain Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as
"Declaration") for SOUTHERN OAKS, UNIT ONE, a subdivision of Pasco County, Florida, which
Declaration is recorded in OR Book 1790, Page 383, Public Records of Pasco County, Florida, and
which Declaration provides for the annexation of additional lands; and,

WHEREAS, Developer has heretofore executed a First Amendment to Declaration of
Covenants, Conditions and Restrictions Annexing Southern Oaks, Unit Two as recorded in OR Book
1837, Page 1190, Public Records of Pasco County, Florida; and,

WHEREAS, Developer has heretofore executed a Second Amendment to Declaration of
Covenants, Conditions and Restrictions Annexing Southern Oaks, Unit Three-A as recorded in OR
Book 3674, Page 399, Public Records of Pasco County, Florida; and,

WHEREAS, it is specifically set forth in said Declaration that the annexation of lands may
be accompanied by an Amendment or Amendments to said Declaration; and,

WHEREAS, the Developer wishes to annex land platted as SOUTHERN OAKS UNIT
THREE-B, according to the plat thereof recorded in Plat Book 35, Pages 56 through
62, inclusive, 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 THREE-B shall
be annexed, held, sold and conveyed, subject to said Declaration of Covenants, Conditions and
Restrictions, as amended from time to time, as provided for in said Declaration, and in the Articles
of Incorporation and By-Laws of SOUTHERN OAKS OF PASCO HOMEOWNERS'

ASSOCIATION, INC., a not-for-profit Florida corporation.

As a part of the requirements of platting of SOUTHERN OAKS UNIT THREE-B, and other phases of SOUTHERN OAKS, the property described on the plat as Tracts "J", "K", "P", and "Q" as designated on said Plat as Drainage Easement is required for drainage purposes and Tracts "L", "M", "N", and "R" as designated on said Plat as Conservation Easement. Said Tracts shall be transferred to the Association and the SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC. shall maintain same, in accordance with the original Declaration of Covenants, Conditions and Restrictions referenced above and all amendments thereto, and in accordance with the rules and regulations of all governmental agencies having jurisdiction thereof.

Association by virtue of this Agreement and by acceptance of the referenced Deed does hereby agree to perpetually maintain said easement areas in accordance herewith and in accordance with the laws, rules, and regulations of the appropriate governmental agencies having jurisdiction thereof, including but not limited to Pasco County, Florida, and the Southwest Florida Water Management District, specifically permit number _____ dated _____. Any amendment of these documents which would affect the surface water management system, including the water management portions of the common areas, must have the prior written approval of the Southwest Florida Water Management District. It is the intent hereof that by acceptance hereof and of the referenced deed, the Association shall properly maintain and keep in good repair, such easement areas for the purposes for which the same were created, and that the Association shall adopt such rules and regulations restricting the use of same by the owner(s) of Lot(s) in the subdivision.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand and seal this 30th day of December, 1997.

Signed, Sent and Delivered in Presence of

[Signature]
Print Name: Richard E. Yonge

Print Name

DEMETREE PASCO PROPERTIES, INC.
a Florida corporation

By [Signature]
Christopher C. Demetree
Vice President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 30th day of December, 1997, by Christopher C. Demetree, as Vice President of DEMETREE PASCO PROPERTIES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or produced A.I.P. as identification.



NOTARY PUBLIC
STATE OF FLORIDA
004050154
RICHARD E. YONGE
EXPIRES 12/31/2000

[Signature]
Notary Public Richard E. Yonge

JOINDER OF THE ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the President of SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC., hereby consents to and joins in on the foregoing Third Amendment to Declaration of Covenants, Conditions and Restrictions annexing SOUTHERN OAKS UNIT THREE-B.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 2nd day of December, 1997.

SOUTHERN OAKS OF PASCO
HOMEOWNERS' ASSOCIATION, INC.
a Florida corporation

By Gary M. GoveDoo

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 2nd day of December, 1997, by Gary M. GoveDoo as President of SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, who is personally known to me or who produced Di as identification.



NOTARY PUBLIC
STATE OF FLORIDA
000060154
RICHARD E. VOIGT
COMMISSION EXPIRES FEB. 11, 1998

Richard E. Voigt
Notary Public RICHARD E. VOIGT