

Prepared by & Return to:
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1150 Cleveland Street, #300
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RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF COPPER RIDGE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That this Amendment to Declaration of Covenants, Conditions and Restrictions of Copper Ridge Subdivision is made and entered into this 14th day of July, 1997, by SCARBOROUGH-SEMBLER JOINT VENTURE, a Florida general partnership, comprised of Scarborough Constructors, Inc., a Florida corporation, and Weyerhaeuser Real Estate Company, a Washington corporation, hereinafter referred to as Declarant.

W I T N E S S E T H:

WHEREAS, Declarant is the record owner of the real property described in Article I of this Amendment to Declaration; and

WHEREAS, Declarant desires to provide for the preservation of values and amenities in said community and for the maintenance of the common lands and improvements and drainage facilities; and to this end, desire to subject the property to the covenants, restrictions, easements, charges and liens established by the Copper Ridge Declaration of Covenants, Conditions and Restrictions dated June 11, 1996 recorded in O.R. Book 8182, Pages 1522 through 1554 of the Public Records of Hillsborough County, Florida; and

WHEREAS, Declarant has the authority under the aforesaid Copper Ridge Declaration of Covenants, Conditions and Restrictions to file this document binding the property herein described to said Copper Ridge Declaration of Covenants, Conditions and Restrictions.

NOW THEREFORE, Declarant hereby declares that the real property described in ARTICLE I hereof shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") set forth in the Copper Ridge Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book 8182, Pages 1522 through 1554, of the Public Records of Hillsborough County, Florida.

ARTICLE I. The following described property is included as additions to the property subject to the Copper Ridge Declaration of Covenants, Conditions and Restrictions:

COPPER RIDGE TRACT B-1, according to the map or plat thereof as the same is recorded in Plat Book 81, Pages 3-1 through 3-3, inclusive, of the Public Records of Hillsborough County, Florida

ARTICLE II. Article VI, Section 4 (1) as to all Tract B-1 lots, is amended to read:

1. No residences in Tract B-1, except for a residence on Lot 11, Block C, of Tract B-1, shall be erected or allowed to remain on any lot unless the square foot area of the main residence, exclusive of screened porches, garages, storage rooms and carports shall equal or exceed 1,400 square feet. No residence on Lot 11, Block C, Tract B-1, shall be erected or allowed to remain on the lot unless the square foot area of the main residence, exclusive of screened porches, garages, storage rooms and carports shall equal or exceed 1,100 square feet.

ARTICLE III. Except as herein modified and amended, the Declaration of Covenants, Conditions and Restrictions for Copper Ridge subdivision as recorded in O.R. Book 8182, Pages 1522 through 1554, of the Public Records of Hillsborough County, Florida shall remain in full force and effect as first written.

IN WITNESS WHEREOF, the Declarant, SCARBOROUGH-SEMBLER JOINT VENTURE, has caused this instrument to be executed by its duly authorized officer and its corporate seal to be hereunto affixed all as of the day and year first above written.

Signed, Sealed and Delivered SCARBOROUGH-SEMBLER JOINT VENTURE
in the Presence of: BY:

SCARBOROUGH CONSTRUCTORS, INC., a
Florida corporation

Mary Jean Taylor
(Sign)
MARY JEAN TAYLOR
(Print)
Barlene S. Sutton
(Sign)
Barlene S. Sutton
(Print)

By: Fredrick H. Burcaw
FREDERICK H. BURCAW, President
Authorized Agent pursuant to
Power of Attorney and Authority
to Act recorded in O.R. Book
8535, Page 1159, Public Records
of Hillsborough County, Florida

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this 14th day of July, 1997, before me personally appeared, FREDERICK H. BURCAW, President of SCARBOROUGH CONSTRUCTORS, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing conveyance and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and declared said instrument to be the act and deed of said corporation.

WITNESS my hand and official seal at Wesley Chapel, County of Pasco, State of Florida, the day and year last aforesaid.

Mary Jean Taylor
NOTARY PUBLIC
My Commission Expires: May 22, 2001

re/scarb/copper/amend/1st



Mary Jean Taylor
MY COMMISSION # CC649965 EXPIRES
May 22, 2001
BONDED THRU TROY FAIN INSURANCE, INC.