

OFF REC 8710 P 0545

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

SECOND 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 26 day of AUG., 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, as amended by amendment thereto recorded in O.R. Book 8666, Page 0764, 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:

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COPPER RIDGE TRACT E, according to the map or plat thereof as the same is recorded in Plat Book 81, Pages 40-1 through 40-3, inclusive, of the Public Records of Hillsborough County, Florida

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

1. No residences in Tract E, 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 1,100 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, as amended by amendment thereto recorded in O.R. Book 8666, page 0764, 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 in the Presence of: SCARBOROUGH-SEMBLER JOINT VENTURE

BY:

SCARBOROUGH CONSTRUCTORS, INC., a Florida corporation

By:

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

August F. Lausberg
(Sign)
AUGUST F. LAUSBERG
(Print)
(Sign)
AK FESS
(Print)

OFF 8710 0547
REC

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this 16th day of August, 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.

Darlene A. Sutton
NOTARY PUBLIC

My Commission Expires: 6-5-99

re/scarb/copper/attend/2nd



DARLENE A. SUTTON
MY COMMISSION #00455249 EXPIRES
JUN 5, 1999
RATHER THAN 120% FROM DEPARTURE, REG.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

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THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE
AND CORRECT COPY OF THE DOCUMENT ON FILE IN
MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL
THIS 15th DAY OF August, 20 05



PAT FRANK
CLERK OF CIRCUIT COURT

BY Shannon D. Lee D.C.