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Prepared By & Return To:
Gary N. Strohauer, Esq.
BAXTER, STROHAUER & MANNION, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

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

KNOW ALL MEN BY THESE PRESENTS:

That this Third Amendment to Declaration of Covenants, Conditions and Restrictions of Copper Ridge Subdivision is made and entered into this 18th day of September, 1998, 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, and KBC DEVELOPMENT, INC., hereinafter referred to as Developer.

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 intends to convey the property described in Article I to Developer and Developer intends to develop the same as part of Copper Ridge Subdivision; and

WHEREAS, Declarant and Developer desire 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 as the same have been subsequently amended; 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 amendments thereto recorded in O.R. Book 8666, Pages 0764 through 0766, and O.R. Book 8710, Pages 0545 through 0547, all 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 D, as is more fully described on Exhibit "A" attached hereto, which property will be platted in Hillsborough County, Florida.

ARTICLE II. The properties described in ARTICLE I above shall be fully subject to all of the covenants, restrictions, charges, easements and liens set forth in the above referenced Declaration of Covenants, Conditions and Restrictions of Copper Ridge, except as to those properties, the same are modified and amended as follows:

A. The following language is added to Article VI, Section 1, as to all Lots in Tract D:

Homebuilders in Tract D shall only be required to have plans and specifications for specifically designed homes to be constructed in Tract D approved by the Architectural Committee prior to the construction of the first of such homes. Once a particular set of plans and specifications is approved, such approval shall be deemed given for all subsequent home construction which is similar in all material respects.

B. Article VI, Section 4 (1), as to all lots in Tract D, is amended to read:

1. No residences in Tract D, 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 900 square feet.

C. Article VI, Section 4 (3) as to all lots in Tract D, is amended to read:

3. All single family detached dwellings shall have at least a one car enclosed garage and a concrete drive that will provide off street parking for at least a total of two vehicles.

D. The following language is added to Article VI, Section 8, paragraph 4, as to all lots in Tract D:

All wood fences shall be of shadow box or board on board design and shall be constructed of ultrawood pressure treated

lumber or a comparable wood product that is warranted by the manufacturer for a minimum of fifty years.

E. The follow language is added to Article VI, Section 16, paragraph 4, as to all lots in Tract D:

All basketball backboards shall be constructed of a clear Lexan or acrylic material with a painted metal post.


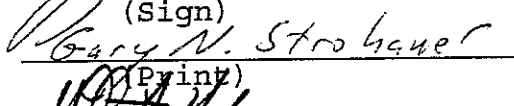
ARTICLE III. Except as herein modified and amended, the Declaration of Covenants, Conditions and Restrictions for Copper Ridge recorded in O.R. Book 8182, Pages 1522 through 1554, as amended by amendments thereto recorded in O.R. Book 8666, Pages 0764 through 0766, and O.R. Book 8710, Pages 0545 through 0547, inclusive, 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, and the Developer, KBC DEVELOPMENT, INC., have caused this instrument to be executed by their duly authorized officers and their 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

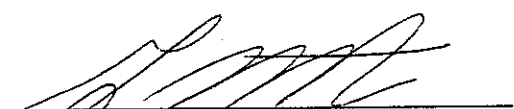
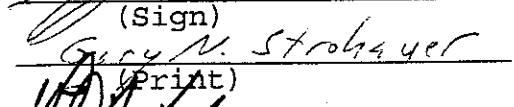
BY:


SCARBOROUGH CONSTRUCTORS, INC., a Florida corporation


(Sign)
Gary N. Strohayer
(Print)

(Sign)
David A. Nader
(Print)

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

Signed, Sealed and Delivered in the Presence of: KBC DEVELOPMENT, INC.

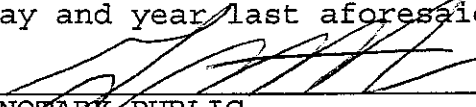

(Sign)
Gary N. Strohayer
(Print)

(Sign)
David A. Nader
(Print)

By: 
Its: V.P.

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this 18th day of September, 1998, 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.


NOTARY PUBLIC

My Commission Expires:

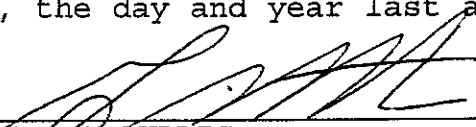


Gary N. Strohauer
MY COMMISSION # CC706522 EXPIRES
January 5, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 18th day of September, 1998, before me personally appeared, Scavut N. Rivers, Vice President of KBC DEVELOPMENT, 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 Tampa, County of Hillsborough, State of Florida, the day and year last aforesaid.


NOTARY PUBLIC

My Commission Expires:



Gary N. Strohauer
MY COMMISSION # CC706522 EXPIRES
January 5, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

re/scarb/copper/amend/3rd

EXHIBIT "A"

A parcel of land located partially in the Southeast 1/4 and partially in the Northeast 1/4 of Section 29, Township 29 South, Range 21 East, Hillsborough County, Florida, more particularly described as:

As a point of reference commence at the Southwest corner of the Southeast 1/4 of said Section 29; thence North $00^{\circ}26'43''$ West, 2154.35 feet along the West boundary line of the Southeast 1/4 of said Section 29; thence North $89^{\circ}51'55''$ East, 23.80 feet to the POINT OF BEGINNING; thence North $00^{\circ}31'25''$ West, 1566.88 feet; thence South $46^{\circ}23'55''$ East, 47.84 feet; thence South $89^{\circ}22'43''$ East, 18.31 feet; thence South $46^{\circ}23'55''$ East, 2218.20 feet; thence South $89^{\circ}51'55''$ West, 1644.97 feet to the POINT OF BEGINNING.