

AMENDMENT FOR ANNEXATION TO  
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS  
AND RESTRICTIONS REGARDING  
OAKS ROYAL PHASE III MOBILE HOME COMMUNITY

WHEREAS, on the 10<sup>th</sup> day of January , 1984, CONSTRUCTION SERVICES OF WEST FLORIDA, INC., a Florida corporation (hereinafter referred to as "Developer"), for the purpose of protecting the value and desirability of the subject real property, and for the purpose of enhancing the market-ability thereof, imposed a common plan of development on certain real property located in Pasco County, Florida, by virtue of the recordation of that certain Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III Mobile Home Community (hereinafter referred to as "Declaration"), as recorded in Official Records Book 1305, at Page 1296 of :he Public Records of Pasco County, Florida, and

WHEREAS, the property upon, which said common plan was imposed, was more particularly described in various Exhibits attached to and made a part of the Declaration, which property represents the first phase of development, and

WHEREAS, a portion of the real property described in said Exhibits was designated as "Common Area" ("Common Area" being more particularly defined under Article I, Section 4, of the Declaration), and

WHEREAS, Developer is the sole owner of that certain real property described in Exhibit "A", attached hereto and made a part hereof, and

WHEREAS, Developer elects to annex the additional property as described in Exhibit "A" attached, which property upon such annexation, shall be governed by the provisions of the Declaration, as more particularly provided for under Article VI thereof, and

WHEREAS, a portion of the real property described in Exhibit "A" attached has been designated as "Common Area", which property is more particularly described as Exhibit "6", attached hereto and made a part hereof,

Now, THEREFORE, the Declaration be and the same is hereby further amended for the purpose of annexation as follows:

1. The real property subject to the aforesaid Declaration is hereby expanded to include that real property as described in Exhibit "A" attached hereto, and said property shall and is hereby governed by the provisions of the Declaration.
2. The real property designated as "Common Area" and \_\_\_\_\_ to the aforesaid Declaration is hereby expanded to include that real property as described in Exhibit "B" attached hereto, and said property shall and is hereby governed by the provisions of the Declaration, and more particularly as it pertains to "Common Area".
3. Except as hereinabove amended, all of the other terms and provisions of and Exhibits to the aforesaid Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III Mobile Home Community shall be in full force and effect.

IN WITNESS WHEREOF, CONSTRUCTION SERVICES OF WEST FLORIDA, INC., a Florida corporation, has caused this instrument to be executed in its corporate name this \_\_\_\_\_ DAY OF \_\_\_\_\_, 1985.  
CONSTRUCTION SERVICES OF WEST FLORIDA, INC.

BY

SIGNATURES AND NOTARY

Prepared By:

A. G. SPICOLA, JR., ESQUIRE  
Suite 405, 725 E. Kennedy Blvd.  
Tampa, Florida 33602

EXHIBIT "A"

All of OAKS ROYAL PHASE III-FIRST ADDITION being a Replat of a portion of Tracts 53, 54, 59, 60, and 69, ZEPHYRHILLS COLONY COMPANY LANDS, Section 9, Township 26 South, Range 21 East, as recorded in Plat Book \_\_\_\_, Page \_\_, Public Records of Pasco County, Florida.

EXHIBIT "B"

Tract "A" of OAKS ROYAL PHASE III-FIRST ADDITION being a Replat of a portion of Tracts 53, 54, 59, 60, and 69, ZEPHYRHILLS COLONY COMPANY LANDS, Section 9, Township 26 South, Range 21 East, as recorded in Plat Book \_\_\_\_, Page \_\_\_\_, Public Records of Pasco County, Florida.

AN AMENDMENT TO AMEND THE  
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND  
RESTRICTIONS REGARDING OAKS ROYAL PHASE III

WHEREAS, 90% of the lot owners signed this instrument as required by Article VI Section 3 of the DECLARATION, and

WHEREAS, the owners hereby declare that Oaks Royal Phase III is intended to be a community of Senior Citizens, of age 55 years or older, with recreational and social facilities designed to meet the physical and social needs of such seniors, and

WHEREAS, the owners declare that more than 90 percent of the Oaks Royal Phase III community is presently occupied by persons of age 55 years or older.

NOW, THEREFORE, the DECLARATION be, and the same is hereby further amended for the purpose of maintaining the integrity of this senior citizen's community.

1. All future households shall include at least one resident of age 55 years or older. No individual younger than age 18 shall reside permanently in this community.
2. Owners who reside in the community at present, who may not meet the age limits defined, are exempt from the above requirement.
3. All other provisions of the aforesaid DECLARATION shall be in full force and effect.

IN WITNESS WHEREOF, OAKS ROYAL HOMEOWNERS ASSOCIATION, INC., a Florida corporation, has caused this instrument to be executed in its corporate name this 10<sup>th</sup> day of January, 1989

OAKS ROYAL PHASE 3 HOMEOWNERS ASSOCIATION, INC.  
SIGNATURES AND NOTARY

FOLLOWED BY ANOTHER SIGNATURE PAGE

AMENDMENT TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS  
REGARDING OAKS ROYAL PHASE III

This Amendment to Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III is made on the 17th day of February, 1997, by Oaks Royal Phase III Homeowners Association, Inc., a Florida corporation, not for profit, 'hereinafter referred to as "Association."

WITNESSETH:

WHEREAS, the Association is the Homeowners Association responsible for enforcement and amendment of the Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III recorded in Official Record Book 1305, Pages 1296 through 1321 of the public records of Pasco County, Florida; and

WHEREAS, the Association has obtained instruments signed by not less than ninety percent {90%} of the lot owners agreeing to the amendment hereinafter set forth;

NOW, THEREFORE, the Association hereby amends Article II, Section 11 of the above described Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III as follows:

Section 11. Fences. All fences, other than perimeter fences installed by the Developer or Oaks Royal Phase III Homeowners Association, are prohibited.

All remaining provisions of the Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III, recorded in Official Record Book 1305, Pages 1296 through 132~ of the Public Records of Pasco County, Florida, which are not in conflict with this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, Oaks Royal Phase III Homeowners Association, Inc. by its President, has signed and sealed this Amendment to Declaration of Easements, Covenants, Conditions and Restrictions Regarding Oaks Royal Phase III on the \_\_\_\_ day of February, 1997.

Signed, sealed and Delivered OAKS ROYAL PHASE III in the presence of HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA COUNTY OF PASCO

THE FOREGOING AGREEMENT was acknowledged before me this 13<sup>th</sup> day of February, 1997, by John Herder, as President of Oaks Royal Phase III Homeowners Association, Inc., on behalf of said corporation who is personally known to me or who has produced Florida Driver's License as identification.

SIGNATURES AND NOTARY