

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 marketability 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 the 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

O.R. 1406 PG 0923

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 "B", 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 subject 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 20<sup>th</sup> day of January, 1985.

CONSTRUCTION SERVICES OF WEST FLORIDA, INC.

By: [Signature]  
President

ATTEST: [Signature]  
Secretary

- 2 -

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(CORPORATE SEAL)





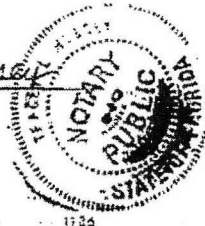
STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 20<sup>th</sup>  
day of Feb., 1985, by Benjamin J. Green and  
Michelle R. Belluso, <sup>VICE</sup> <sup>ASST.</sup> President and Secretary, respectively,  
of CONSTRUCTION SERVICES OF WEST FLORIDA, INC., a Florida corporation,  
on behalf of the corporation.

HARRY L. THOMPSON  
NOTARY PUBLIC,  
State of Florida at Large

My Commission Expires:

NOVEMBER 1, 1985  
MY COMMISSION EXPIRES  
DATE OF EXPIRATION: NOVEMBER 1, 1985



Return to:  
SUBSTATE TITLE AGENCY, INC.  
504 South 7th Street  
TAMPA, FLORIDA 33602  
813-297-1141

Prepared By:

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

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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 25 South, Range 21 East, as recorded in Plat  
Book 23, Page 90, Public Records of Pasco  
County, Florida.

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EXHIBIT "B"


Tract "A" of OAKS ROYAL PHASE III-FIRST ADDITION  
being a Replat of a portion of Tracts 53, 54, 55, 60,  
and 69, ZEPHYRHILLS COLONY COMPANY LANDS, Section 9,  
Township 26 South, Range 21 East, as recorded in Plat  
Book 23, Page 50, Public Records of Pasco  
County, Florida.

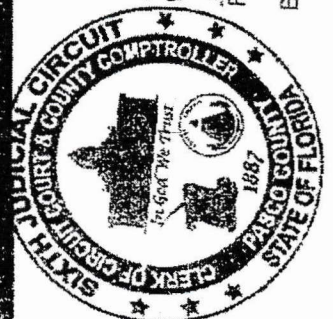
Refer to:  
SUNSTATE TITLE AGENCY, INC.  
1501 E. 10th Ave., Suite 100  
Tampa, FL 33610  
813-241-1505

FILED  
APR 9 4 30 PM '85  
CLERK OF PASCO COUNTY, FL

143266

O.R. 1406 PG 0927

STATE OF FLORIDA, COUNTY OF PASCO  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT  
ON FILE OR OF PUBLIC RECORD IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL THIS  
17th DAY OF AUGUST 2018  
PAULA S. O'NEIL, CLERK & COMPTROLLER  
BY  DEPUTY CLERK





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 day of January, 1989

OAKS ROYAL PHASE 3 HOMEOWNERS ASSOCIATION, INC.

By:

Glen Wingard  
President

Attest:

Glen Bell  
Vice-President

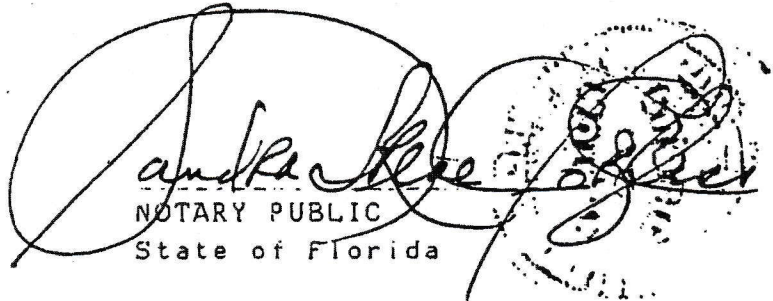


Oaks Royal III Homeowners Assoc.  
27 Ingola Way  
21110  
R

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10.50

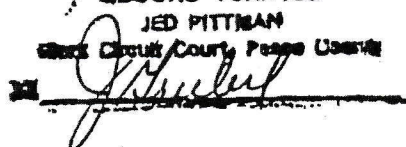
STATE OF FLORIDA )  
COUNTY OF PASCO )

The foregoing instrument was acknowledged before me this  
10<sup>th</sup> day of January, 1989, by Glenn Wingert and Rose Bill-  
ings, President and Vice-President, respectively, of OAKS ROYAL  
PHASE 3 HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on  
behalf of the corporation.

  
NOTARY PUBLIC  
State of Florida

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires April 23, 1990

RECORD VERIFIED  
JED PITTMAN  
Clerk Circuit Court, Pasco County  


100002 10 3617 01-13-89	100
09:44	
RECORD/INDEX	
01 00 40	1 9.00
REC MOD TR FUND	
01 00 42	1 1.50
10 CASH TOTAL 1	10.50

527492  
FILED FOR RECORD  
JAN 13 12 35 PM '89

O.R. 1774 PG 0761



Rcpt: 132620 Rec: 10.00  
DS: 0.00 IT: 0.00  
02/17/97 Dpty Cler  
JED PITTMAN, PASCO COUNTY CLERK  
02/17/97 10:05am 1 of 2  
OR BK 3698 PG 789

**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."

**W I T N E S S E T H:**

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.

**R**

*John Herder*  
5421 Seville Dr  
Zephyrhills Fla.  
33541



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 1321 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  
in the presence of

OAKS ROYAL PHASE III  
HOMEOWNERS ASSOCIATION, INC.

Quanette Newman  
First Witness

By: John Herder

John Herder, President

Marla D. White  
Second Witness

ATTEST: Shirley Finefrock

Shirley Finefrock, Secretary

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF PASCO

THE FOREGOING AGREEMENT was acknowledged before me this 17th 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.

Marla D. White  
Notary Public

My Commission Expires:



MARLA D. WHITE  
My Comm Exp. 6/06/98  
Bonded By Service Ins  
No. CC469586  
[Personally Known] [X] [Notary Public]