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This Instrument Prepared by:
MOLLOY & JAMES
325 South Boulevard
Tampa, Florida 33606

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COLONIAL HILLS

THIS DECLARATION, is made this 14th day of September 1999, by Nelson C. Steiner, (hereinafter referred to as "Developer"), whose address is 5012 Lemon Street, Tampa, Florida 33609.

W I T N E S E T H:

WHEREAS, the Developer is the owner of certain property in Hillsborough County, Florida (Property), more particularly described as follows:

Colonial Hills, Phase I as recorded at Plat Book 86, page 3, of the Public Records of Hillsborough County, Florida.

WHEREAS, Developer is developing the Property into a residential community of single family homes; and

WHEREAS, Developer intends and desires to impose certain covenants, restrictions, easements, conditions, and liens upon the Property and the use thereof, as part of a common plan of development upon the Property, and to protect its value and desirability;

NOW THEREFORE, the Developer hereby declares that the real property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, said real property and be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Unless the context expressly requires otherwise, the following terms mean as follows wherever used in this Declaration, the Association's Articles of Incorporation ("Articles"), or the Association's By-Laws ("By-Laws").

Section 1. **"Architectural Committee"** shall mean the Architectural Committee, provided in Article VII hereof.

Section 2. **"Articles"** means the Articles of Incorporation of the Association, as may be amended from time to time, attached hereto as Exhibit "A". The By Laws are attached as Exhibit "B".

Section 3. **"Assessment"** means the amount of money assessed against an Owner for the payment of the Owner's share of common fees, expenses and any other funds which an Owner may be required to pay to the Association as set out by this Declaration, the Articles or the By-Laws.

Section 4. **"Association"** means Colonial Hills Homeowners Association, Inc., a corporation not for profit organized or to be organized pursuant to Chapter 617, Florida Statues, its successors and assigns.