

Prepared by and Return to:

1/ Gary N. Strohauer, Esquire
Baxter, Strohauer, Mannion &
Silbermann, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

INSTR # 2006414317

O BK 16879 PG 0159

Pgs 0159 - 161; (5pgs)

RECORDED 08/25/2006 04:19:23 PM

PAT FRANK CLERK OF COURT

HILLSBOROUGH COUNTY

DEPUTY CLERK B Leggans

SECOND AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SOUTH FORK OF HILLSBOROUGH COUNTY III

THIS Second Amendment ("Second Amendment") is made this 24th day of August, 2006, by THE RYAN GROUP, LLC, a Florida limited liability company, as to Units 7 and 8, and SUMMERFIELD II, LLC, a Florida limited liability company, as to Units 9, 10, and 11 ("Declarant"), whose addresses are 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607.

WITNESSETH:

WHEREAS, Declarant has previously recorded that certain Declaration of Covenants, Conditions, and Restrictions for South Fork of Hillsborough County III recorded February 17, 2006, at O.R. Book 16127, Page 1568, of the Public Records of Hillsborough County, Florida (the "Declaration"); and

WHEREAS, the Declaration was modified and amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for South Fork of Hillsborough County III, (the "First Amendment"), recorded on March 8, 2006, in O.R. Book 16198, Page 1940, of the Public Records of Hillsborough County, Florida; and

WHEREAS, Declarant desires to submit additional real property to the terms of the Declaration in accordance with the provisions of Article II of the Declaration; and

WHEREAS, pursuant to Article XI of the Declaration, the Declarant has the right and authority to modify and amend the Declaration as is hereinafter provided;

NOW, THEREFORE, the Declarant, does hereby declare:

1. By virtue of the authority reserved in Article II of the Declaration, the following real property is annexed to and made subject to the provisions of the Declaration:

BEST IMAGE(S)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION N.89°57'02"E, A DISTANCE OF 247.02 FEET; THENCE S.00°04'13"W, A DISTANCE OF 128.41 FEET; THENCE S.89°55'58"E, A DISTANCE OF 152.62 FEET; THENCE S.00°03'24"W, A DISTANCE OF 624.39 FEET TO THE POINT OF BEGINNING; THENCE S.89°56'36"E, A DISTANCE OF 1,380.93 FEET; THENCE S.41°17'52"E, A DISTANCE OF 268.89 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING OF S.03°42'08"W., 35.36 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE S.41°17'52"E, A DISTANCE OF 82.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.41°17'52"E, A RADIAL DISTANCE OF 25.00 FEET AND HAVING A CHORD BEARING OF S.86°17'52"E., 35.36 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE N.48°42'08"E, A DISTANCE OF 110.00 FEET; THENCE S.41°17'52"E, A DISTANCE OF 793.96 FEET; THENCE S.49°35'37"W., A DISTANCE OF 110.01 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°55'28", AND A CHORD BEARING OF S.05°39'52"W., 36.55 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 40.98 FEET; THENCE S.52°37'36"W., A DISTANCE OF 525.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING OF N.82°22'24"W., 35.36 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE S.52°37'36"W., A DISTANCE OF 80.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.52°37'33"W., A RADIAL DISTANCE OF 25.00 FEET AND HAVING A CHORD BEARING OF S.07°36'09"W., 35.34 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°57'13", A DISTANCE OF 39.25 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,060.00 FEET AND A CENTRAL ANGLE OF 52°34'52" AND A CHORD BEARING OF S.26°17'19"W., 939.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 972.78 FEET; THENCE S.89°59'53"W., A DISTANCE OF 179.20 FEET; THENCE N.00°00'07"W., A DISTANCE OF 546.47 FEET; THENCE S.89°58'12"W., A DISTANCE OF 600.00 FEET; THENCE N.00°00'07"W., A DISTANCE OF 1,072.19 FEET; THENCE N.89°49'14"W., A DISTANCE OF 449.67 FEET; THENCE N.00°03'24"E., A DISTANCE OF 553.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.586 ACRES, MORE OR LESS.

Also known as South Fork Unit 8 per plat thereof recorded in Plat Book 109, Pages 103 through 117, Public Records of Hillsborough County, Florida.

The real property described in this Paragraph 1 shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in the Declaration, which shall run with such real property and be binding on all parties having any right, title or interest in such real property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

2. Except as herein modified and amended, the Declaration, as amended to date, shall remain in full force and effect as first written.

IN WITNESS WHEREOF, the Declarant has executed this Second Amendment to Declaration the day and year stated above.

WITNESSES:

Kathleen Nicholson
Witness #1

Kathleen Nicholson
Printed Name

Jacqui Gardner
Witness #2

Jacqui Gardner
Printed Name

DECLARANT:

THE RYAN GROUP, LLC

By: [Signature]
John M. Ryan, Managing Member

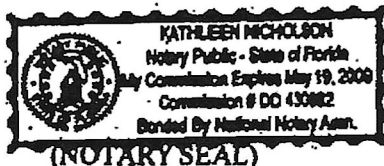
SUMMERFIELD II, LLC

By: The Ryan Group, LLC, its
Managing Member

By: [Signature]
John M. Ryan, Managing Member

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24 day of August, 2006, by John M. Ryan, as Managing Member of The Ryan Group, LLC, a Florida limited liability company, and as Managing Member of The Ryan Group, LLC as Managing Member of Summerfield, II, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me.



Kathleen Nicholson
Notary Public, State of Florida

Printed Name: Kathleen Nicholson

My Commission Expires: May 19, 2009

INSTR # 2006115208

O BK 16198 PG 1940

Pgs 1940 - 1941; (2pgs)

RECORDED 03/08/2006 01:46:26 PM

PAT FRANK CLERK OF COURT

HILLSBOROUGH COUNTY

DEPUTY CLERK S Edson

Prepared by and Return to:

Gary N. Strohaner, Esquire
Baxter, Strohaner, Mannion &
Silbermann, P.A.

1150 Cleveland Street, Suite 300
Clearwater, FL 33755

FIRST AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SOUTH FORK OF HILLSBOROUGH COUNTY III

THIS First Amendment ("First Amendment") is made this 7th day of March, 2006, by THE RYAN GROUP, LLC, a Florida limited liability company, as to Unit 7, and SUMMERFIELD II, LLC, a Florida limited liability company, as to Units 9, 10, and 11 ("Declarant"), whose addresses are 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607.

WITNESSETH:

WHEREAS, Declarant has previously recorded that certain Declaration of Covenants, Conditions, and Restrictions for South Fork of Hillsborough County III recorded February 17, 2006, at O.R. Book 16127, Page 1568, of the Public Records of Hillsborough County, Florida (the "Declaration"); and

WHEREAS, Declarant desires to amend the Declaration to correctly reflect the number of Lots initially included in the Development within the Property; and

WHEREAS, pursuant to Article XI of the Declaration, the Declarant has the right and authority to modify and amend the Declaration as is hereinafter provided;

NOW, THEREFORE, the Declarant does amend the Declaration as follows:

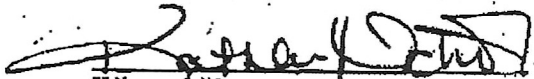
1. Paragraph 3.b. of Article III, The Association, is revised to read:

b. Class "B". The sole Class "B" Member shall be Declarant. Declarant shall be entitled to three (3) votes for each Lot actually or potentially included in the Property owned by Declarant. Upon the execution of this Declaration, Declarant shall have Two Thousand Four Hundred Fifty Four (2,454) Class "B" votes representing three (3) votes for each of the Eight Hundred Eighteen (818) Lots planned for the first phase of the Development within the Property described in Exhibit "A" attached hereto. In all, Declarant expects, but shall not be required to develop and submit a total of One Thousand Five (1005) residential lots to this Declaration and to the jurisdiction of the Association. The Class "B" Member shall be entitled to cast all of its votes in any vote or election held by the Association.

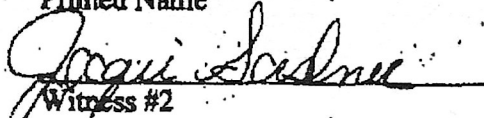
2. Except as herein modified and amended, the Declaration as amended to date, shall remain in full force and effect as first written.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to Declaration the day and year stated above.

WITNESSES:


Witness #1

Kathleen Nicholson
Printed Name


Witness #2

JACQUI GARDNER
Printed Name

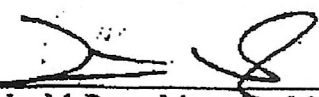
DECLARANT:

THE RYAN GROUP, LLC

By: 
John M. Ryan, Managing Member

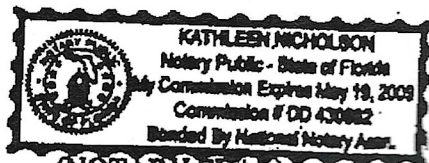
SUMMERFIELD II, LLC

By: The Ryan Group, LLC, its
Managing Member

By: 
John M. Ryan, Managing Member

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7th day of March, 2006, by John M. Ryan, as Managing Member of The Ryan Group, LLC, a Florida limited liability company, and as Managing Member of The Ryan Group, LLC as Managing Member of Summerfield, II, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me.



(NOTARY SEAL)


Notary Public, State of Florida

Printed Name: Kathleen Nicholson

My Commission Expires: May 19, 2009