

This Instrument prepared by/return to:
HOBBY, ANDERSON & GREY
Attorneys at Law
5709 Tidalwave Drive
New Port Richey, FL 34652

96075526
Rpt: 90185 Rec: 15.00
DS: 0.00 IT: 0.00
07/22/96 Dpty Clerk
JED PITTMAN, PASCO COUNTY CLERK
07/22/96 04:40pm 1 of 3
OR BK 3603 PG 871

FIRST MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OAK GROVE

THIS AMENDMENT made this 19th day of MARCH, 1996, by
SUNFIELD HOMES, INC., and ORSI DEVELOPMENT, INC., Florida corporations.

WHEREAS, SUNFIELD HOMES, INC., and ORSI DEVELOPMENT, INC., are the
original owners and subdividers of real property located in Section 33, Township 26 South,
Range 19 East, Pasco County, Florida; and

WHEREAS, said owner and subdivider placed certain restrictions as to the use and
occupancy of the real property located in Section 33, Township 26 South, Range 19 East, Pasco
County, Florida, said restrictions contained in the Declaration of Covenants, Conditions and
Restrictions for Oak Grove, recorded in O.R. Book 3534, Page 1760, of the Public Records of
Pasco County, Florida; and

WHEREAS, Article II of said Declaration of Covenants, Conditions and Restrictions for
Oak Grove provides that the owner/subdivider, at its sole discretion, may cause additional lands
to become subject to said restrictions.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants,
Conditions and Restrictions for Oak Grove is hereby modified and amended as follows:

1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is
modified and amended to provide that the following described real property shall be embraced
within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASE 1A, a subdivision of a portion of Section 33, Township 26 South,
Range 19 East, Pasco County, Florida, being more fully described on the attached
Schedule "A".

2. Article VI. Section 6. Maintenance

Section 5. Association's Responsibility. The Association shall maintain and keep in good
repair and maintenance the Common Area, such repair and maintenance to be funded as herein provided.
This maintenance shall include, but not be limited to, maintenance, repair and replacement, subject to any
insurance then in effect, of all landscaping and other flora, structures and improvements situated upon
such areas.

A. The Association may, in the discretion of its Board, assume the repair and
maintenance responsibilities set out in this Declaration upon any Lot, Unit or Parcel. In such event, all

costs of such repair and maintenance shall be assessed only against those members residing in the area of the lot, Unit or Parcel to which the services are provided. This assumption of responsibility may take place either by contract or because, in the opinion of the Board, the level and quality of service then being provided is not consistent with the standard provided herein.

3. Article VI. Section 7. Screening or Other Use.

(1.) All clothes lines of any configuration shall be located or screened so as to be completely hidden from the view of a Lot, Unit or Parcel from any direction with such screening to be approved by the Association or Committee.

4. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for Oak Grove, recorded in O.R. Book 3534, Page 1760 of the Public Records of Pasco County, Florida, shall remain in full force and effect.

IN WITNESS WHEREOF, Oak Grove has signed this document the date indicated in the acknowledgment.

Signed, sealed and delivered in our presence:

SUNFIELD HOMES, INC.,
a Florida corporation

Signature of first witness: Debra Cicero
Printed name of first witness: Debra Cicero

Signature of second witness: Patricia A. Clifford-Schalk
Printed name of second witness:

BY: Joe Orsi
JOE ORSI, President

ORSI DEVELOPMENT, INC.
a Florida corporation

Signature of first witness: Debra Cicero
Printed name of first witness: Debra Cicero

Signature of second witness: Patricia A. Clifford-Schalk
Printed name of second witness:

BY: Joe Orsi
JOE ORSI, President

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 19th day of MARCH, 1996, by JOE ORSI, as President of SUNFIELD HOMES, INC., and ORSI DEVELOPMENT, INC., Florida corporations, as authorized by and on behalf of said corporation. Joe Orsi is personally known to me or furnished as identification the following: _____

Patricia A. Clifford (Schalk)
NOTARY PUBLIC, STATE OF FLORIDA

PATRICIA A. CLIFFORD (SCHALK)
Type or Print Name of Notary



PATRICIA A. CLIFFORD
MY COMMISSION # CC 222411 EXPIRES
August 18, 1996
BONDED THRU TROY PAUL INSURANCE, INC.

This Instrument prepared by, Return to:
HOBBY, ANDERSON & GREY
Attorneys at Law
5709 Tidalwave Drive
New Port Richey, FL 34652



96104682

Rcpt: 105240 Rec: 15.00
DS: 0.00 IT: 0.00
10/04/96 Dotv Clerf

SECOND MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OAK GROVE

THIS AMENDMENT made this 16th day of September, 1996, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Owner", and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Page 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Article VIII, Section 4 of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner at its sole discretion, may amend said Restrictions at any time.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

Section 4. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a terms of forty (40) years from the date this Declaration is recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years. The Covenants, Conditions and Restrictions of this Declaration may be amended by an instrument approved by not less than two-thirds (2/3rds) of the Unit Owners. Any amendment must be properly recorded, provided further however, that the Declarant must file (i) the amendments referred to in Article II of this Declaration for the purpose of adding additional property to the Property and for submitting such additional property to this Declaration; and (ii) any amendments hereto required by the Federal National Mortgage Association or Veteran's Administration or Federal Home Loan Mortgage Corporation or similar entities, and (iii) any amendment required by any utility, water management district, or any governmental body or regulatory authority with jurisdiction over the Property, by an instrument executed only by DECLARANT. Such amendment need not be signed or executed in the manner otherwise provided for herein and shall not require the consent of the Members.

There is hereby reserved to the Declarant the right and authority to amend or modify the terms hereof without the consent or approval of any Owner so long as the Declarant owns any land in Oak Grove; provided, however, that any such amendment shall not destroy the general scheme or plan of the development set forth in this Declaration.

10/04/96 02:56pm
OR BK 3534 O
Pg 1 of 3
469
PASCO COUNTY CLERK

In any event, this Declaration may not be amended without the Declarant's written consent, so long as the Declarant owns any land in Oak Grove.

2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Page 1760-1792, together with all amendments thereto, of the Public Records of Pasco County, Florida, shall remain in full force and effect.

IN WITNESS WHEREOF, ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., has signed this document the date indicated in the acknowledgment.

Signed, sealed and delivered in our presence:

ORSI DEVELOPMENT, INC.
a Florida corporation

Signature of first witness: Nicole Tardner
Printed name of first witness: Nicole Tardner
Signature of second witness: [Signature]
Printed name of second witness: DONALD A. BEECHER

BY: Patricia Orsi
PATRICIA ORSI, Vice-President

Signed, sealed and delivered in our presence:

SUNFIELD HOMES, INC.
a Florida corporation

Signature of first witness: Nicole Tardner
Printed name of first witness: Nicole Tardner
Signature of second witness: [Signature]
Printed name of second witness: DONALD A. BEECHER

BY: Deborah E. Orsi
DEBORAH E. ORSI, Vice-President

STATE OF FLORIDA

COUNTY OF Pineellas

The foregoing instrument was acknowledged before me this 16 day of September, 1996, by PATRICIA ORSI, as Vice-President, of ORSI DEVELOPMENT, INC., a Florida corporation, as authorized by and on behalf of said corporation. PATRICIA ORSI is personally known to me () or has furnished for identification the following: N/A



DENISE J. PAXSON
My Comm Exp. 11/22/98
Bonded By Service Ins
No. CC422604

Personally Known Other I.D.

Denise J. Paxson
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

DENISE J. PAXSON
Type or Print Name of Notary

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 16 day of September, 1996, by DEBORAH E. ORSI, as Vice-President, of SUNFIELD HOMES, INC., a Florida corporation, as authorized by and on behalf of said corporation. DEBORAH E. ORSI is personally known to me () or has furnished for identification the following: N/A.



DENISE J. PAXSON
My Comm Exp. 11/22/98
Bonded By Service Ins
No. CC422604
 Personally Known Other ()

Denise J. Paxson
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

DENISE J. PAXSON
Type or Print Name of Notary

This Instrument prepared by turn to:
HOBBY, ANDERSON & GREY
Attorneys at Law
5709 Tidalwave Drive
New Port Richey, FL 34652

96132180
Rcpt: 119997 Rec: 10.50
DS: 0.00 IT: 0.00
12/17/96 Dpty Clerk

THIRD MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OAK GROVE

THIS AMENDMENT made this 12th day of December, 1996, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Owner", and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Page 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Article VIII, Section 4 of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner at its sole discretion, may amend said Restrictions at any time.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. Article VI. Section 18. Regulatory Agency Requirements.

Paragraph 3 is hereby replaced with the following:

Paragraph 3. No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department.

2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Page 1760-1792, together with all amendments thereto, of the Public Records of Pasco County, Florida, shall remain in full force and effect.

IN WITNESS WHEREOF, ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., has signed this document the date indicated in the acknowledgment.

Signed, sealed and delivered in our presence:

ORSI DEVELOPMENT, INC.
a Florida corporation

Signature of first witness: Janet Hutto
Printed name of first witness: JANET HUTTO
Signature of second witness: Sheila H. Charles
Printed name of second witness: Sheila H. Charles

BY: Joe Orsi
JOE ORSI, President

12/17/96 02:17 PM 1 OF 2
OR BK 3672 PG 1031
PASCO COUNTY CLERK

08 25/21

Signed, sealed and delivered in our presence:

SUNFIELD HOMES, INC.
a Florida corporation

Signature of first witness: Janet Hutto
Printed name of first witness: JANET HUTTU

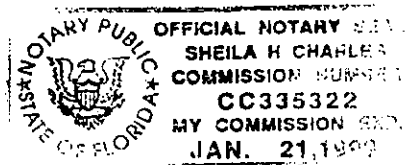
Signature of second witness: Sheila H. Charles
Printed name of second witness: Sheila H. Charles

BY: Joe Orsi
JOE ORSI, President

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 12th day of December, 1996, by JOE ORSI, as President, of ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, as authorized by and on behalf of said corporations. JOE ORSI is personally known to me () or has furnished for identification the following: _____



Sheila H. Charles
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 1-21-98

Type or Print Name of Notary

This Instrument prepared by/Return to:
HOBBY, ANDERSON & GREY
Attorneys at Law
5709 Tidalwave Drive
New Port Richey, FL 34652

R



Rept: 179116 Rec: 19.50
DS: 0.00 IT: 0.00
09/04/97 _____ Dpty Clerk

FOURTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR
OAK GROVE

JED PITTMAN, PASCO COUNTY CLERK
09/04/97 02:31pm 1 of 4
OR BK 3799 PG 459

THIS AMENDMENT made this 26th day of August, 1997, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Owner", and

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Page 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Article II of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner/subdivider, at its sole discretion, may cause additional lands to become subject to said restrictions.

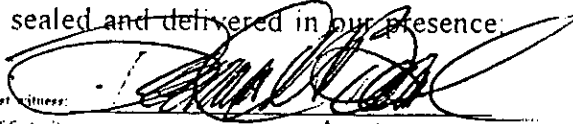
NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is modified and amended to provide that the following described real property shall be embraced within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASE 1B, a subdivision of a portion of Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more fully described on the attached Exhibit "A".

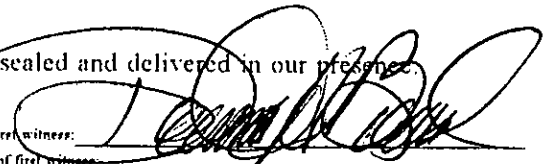
2. In all other respects said Declaration of Covenants, Conditions and Restrictions for Oak Grove recorded in O. R. Book 3534, Page 1760, as amended in O.R. Book 3603, Page 871, O.R. Book 3640, Page 469, and O. R. Book 3672, Page 1031, Public Records of Pasco County, Florida, shall remain in full force and effect.

IN WITNESS WHEREOF, ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., has signed this document the date indicated in the acknowledgment.

Signed, sealed and delivered in our presence:

Signature of first witness:
Printed name of first witness:
Signature of second witness: DONALD A. BEECHER
Printed name of second witness: Paula Orsi
Paula Orsi

ORSI DEVELOPMENT, INC.
a Florida corporation

BY: Patricia Orsi
PATRICIA ORSI, Vice President

Signed, sealed and delivered in our presence:

Signature of first witness:
Printed name of first witness:
Signature of second witness: DONALD A. BEECHER
Printed name of second witness: Paula Orsi
Paula Orsi

SUNFIELD HOMES, INC.
a Florida corporation

BY: Deborah E. Orsi
DEBORAH E. ORSI, Vice President

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 26 day of August, 1997, by PATRICIA ORSI, as Vice President, of ORSI DEVELOPMENT, INC., a Florida corporation, as authorized by and on behalf of said corporation. PATRICIA ORSI is personally known to me () or has furnished for identification the following: N/A


NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

DENISE J. PAXSON
Type or Print Name of Notary



DENISE J. PAXSON
My Comm Exp. 11/22/98
Bonded By Service Ins
No. CC422604

Personally Known Other I.D.

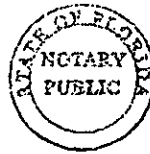
STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 26 day of August, 1997, by DEBORAH E. ORSI, as Vice President of SUNFIELD HOMES, INC., a Florida corporation, as authorized by and on behalf of said corporation. DEBORAH E. ORSI is personally known to me () or has furnished for identification the following: N/A

Denise J. Paxson
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

DENISE J. PAXSON
Type or Print Name of Notary



DENISE J. PAXSON
My Comm Exp. 11/22/98
Bonded By Service Ins
No. CC422604

Personally Known Other I. D.

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
)SS
 COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS OAK GROVE PHASE 1B, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TURTLE LAKES UNIT 5, AS RECORDED IN PLAT BOOK 28, PAGES 141 THROUGH 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N.00°07'07"E., ALONG THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT FOUR AS RECORDED IN PLAT BOOK 20, PAGES 83 THROUGH 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 1132.61 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, S.44°26'22"E., 324.24 FEET; THENCE EAST, 120.63 FEET; THENCE N.45°00'00"E., 85.38 FEET; THENCE S.89°59'49"E., 511.46 FEET; THENCE N.69°41'53"E., 484.72 FEET; THENCE N.20°18'07"W., 107.53 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 660.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE, 233.90 FEET THROUGH A CENTRAL ANGLE OF 20°18'18" (CHORD BEARING N.10°08'58"W., 232.67 FEET); THENCE N.00°00'11"E., 421.82 FEET; THENCE N.26°32'49"W., 22.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 54; THENCE S.89°59'49"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 72.79 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.17°50'35"W., 9.00 FEET; THENCE S.00°00'11"W., 433.34 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, 212.64 FEET THROUGH A CENTRAL ANGLE OF 20°18'18", (CHORD BEARING S.10°08'58"E., 211.52 FEET); THENCE S.20°18'07"E., 10.54 FEET; THENCE S.89°59'49"E., 580.19 FEET TO THE WESTERLY BOUNDARY OF CARPENTER'S RUN PHASE III AS RECORDED IN PLAT BOOK 27, PAGES 116 THROUGH 118, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S.00°04'43"W., ALONG SAID WESTERLY BOUNDARY OF CARPENTER'S RUN PHASE III AND ALONG THE WESTERLY BOUNDARY OF CARPENTER'S RUN PHASE II, AS RECORDED IN PLAT BOOK 25, PAGES 97 THROUGH 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 1388.79 FEET; THENCE, LEAVING SAID LINE, S.74°13'50"W., 255.75 FEET; THENCE S.61°47'10"W., 63.02 FEET; THENCE S.68°39'30"W., 589.83 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 80.71 FEET THROUGH A CENTRAL ANGLE OF 07°42'26" (CHORD BEARING S.34°00'46"E., 80.85 FEET); THENCE S.37°51'59"E., 362.01 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 98.24 FEET THROUGH A CENTRAL ANGLE OF 05°37'43", (CHORD BEARING S.40°40'51"E., 98.20 FEET); THENCE S.43°29'42"E., 644.25 FEET TO THE NORTHWESTERLY BOUNDARY OF OAK GROVE - PHASE 1A AS RECORDED IN PLAT BOOK 33, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY S.47°26'31"W., 60.00 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY N.43°29'42"W., 643.28 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1060.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 104.13 FEET THROUGH A CENTRAL ANGLE OF 05°37'42", (CHORD BEARING N.40°40'51"W., 103.68 FEET); THENCE N.37°51'59"W., 362.01 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 660.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE, 380.33 FEET THROUGH A CENTRAL ANGLE OF 33°01'00" (CHORD BEARING N.21°21'29"W., 375.08 FEET); THENCE N.89°44'22"W., 56.22 FEET; THENCE N.66°44'24"W., 73.97 FEET; THENCE N.48°46'08"W., 102.24 FEET; THENCE N.30°48'12"W., 72.58 FEET; THENCE N.89°58'44"W., 91.02 FEET TO THE EASTERLY BOUNDARY OF SAID TURTLE LAKES UNIT 5, AS RECORDED IN PLAT BOOK 28, PAGES 141 THROUGH 144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY N.00°01'16"E., 56.82 FEET; THENCE S.89°58'15"W., ALONG THE NORTHERLY BOUNDARY OF SAID TURTLE LAKES UNIT 5, 658.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.270 ACRES, MORE OR LESS.

EXHIBIT "A"

This Instrument prepared by/Return to:
HOBBY, ANDERSON & GREY
Attorneys at Law
5709 Tidalwave Drive
New Port Richey, FL 34652

R



Rcpt: 188940 Rec: 15.00
DS: 0.00 IT: 0.00
10/16/97 Dpty Clerk

FIFTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OAK GROVE

THIS AMENDMENT made this 1st day of October, 1997, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Owner", and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Page 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Article VIII, Section 4 of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner at its sole discretion, may amend said Restrictions at any time.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. Paragraph 1 of Section 4 of Article VI is hereby amended to read as follows:

"1. Dwelling Quantity and Size. Each single family dwelling shall be located on a lot and shall have a minimum living area of 1,200 square feet, exclusive of screened and open porches, terraces, patios, garages and the like. Each dwelling shall have a minimum of two (2) inside bathrooms. The Declarant reserves the sole and exclusive right to determine minimum square footage requirements for any and all additions to existing property which may be subsequently added pursuant to Article II hereof. Additionally, the Declarant shall have the right to reduce the square footage standard when, in its sole discretion, it determines there are special site and architectural considerations involved or such other considerations as warrant such reduction."

2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Page 1760-1792, as amended in O.R. Book 3603, Page 871, O.R. Book 3640, Page 469, O.R. Book 3672, Page 1031 and O.R. Book 3799, Page 459, Public Records of Pasco County, Florida shall remain in full force and effect

IN WITNESS WHEREOF ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., has signed this document the date indicated in the acknowledgment.

JED PITTMAN, PASCO COUNTY CLERK
10/16/97 04:43pm 1 of 3
OR BK 36321 51

Fifth Amendment to Declaration
Oak Grove
Page 2

Signed, sealed and delivered in our presence:

ORSI DEVELOPMENT, INC.
a Florida corporation

Signature of first witness:

Bill Lopez

Printed name of first witness:

BILL LOPEZ

Signature of second witness:

Doug Hargreaves

Printed name of second witness:

DOUG HARGREAVES

BY: *Patricia Orsi*
PATRICIA ORSI, Vice President

Signed, sealed and delivered in our presence:

SUNFIELD HOMES, INC.
a Florida corporation

Signature of first witness:

Bill Lopez

Printed name of first witness:

BILL LOPEZ

Signature of second witness:

Doug Hargreaves

Printed name of second witness:

DOUG HARGREAVES

BY: *Deborah E. Orsi*
DEBORAH E. ORSI, Vice President

STATE OF FLORIDA

COUNTY OF ~~DADE~~ PINELLAS

The foregoing instrument was acknowledged before me this 1 day of October, 1997, by PATRICIA ORSI, as Vice President, of ORSI DEVELOPMENT, INC., a Florida corporation, as authorized by and on behalf of said corporation. PATRICIA ORSI is personally known to me () or has furnished for identification the following: N/A

Denise J. Paxson
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:

DENISE J. PAXSON
Type or Print Name of Notary



DENISE J. PAXSON
My Comm Exp. 11/22/98
Bonded By Service Ins
No. CC422604

Personally Known Other I. D.

Return To:
Hobby, Anderson & Grey
5709 Tidalwave Dr.
New Port Richey, FL 34652

A



SIXTH MODIFICATION AND AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR OAK GROVE

This Sixth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 29th day of January, 1998, by ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant."

W I T N E S S E T H: Rcpt: 218843 Rec: 19.50
DS: 0.00 IT: 0.00
02/26/98 Dpty Clerk

WHEREAS, Declarant caused the Oak Grove Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Page 1760 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth and Fifth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Page 871, O.R. Book 3640, Page 469, O.R. Book 3672, Page 1031, O.R. Book 3799, Page 459 and O.R. Book 3821, Page 51, all of the Public Records of Pasco County, Florida; and

WHEREAS, pursuant to the aforesaid Declaration, as amended by the Second Modification and Amendment, recorded in O.R. Book 3640, Page 469 of the Public Records of Pasco County, Florida, Declarant reserved the right and privilege to amend the Oak Grove Declaration of Covenants, Conditions and Restrictions as may be required by the Federal National Mortgage Association, the Veterans Administration, and the Federal Home Loan Mortgage Corporation or similar entities; and

WHEREAS, those entities enumerated above require the following amendment to the Oak Grove Declaration of Covenants, Conditions and Restrictions as a prerequisite to their approval of the within subdivision.

NOW THEREFORE, Declarant hereby amends the Oak Grove Declaration of Covenants, Conditions and Restrictions as recorded in O.R. Book 3534, Page 1760 of the Public Records of Pasco County, Florida, as previously amended by Modifications and Amendments recorded in O.R. Book 3603, Page 871, O.R. Book 3640, Page 469, O.R. Book 3672, Page 1031, O.R. Book 3799, Page 459 and O.R. Book 3821, Page 51, all of the Public Records of Pasco County, Florida as follows:

1. Article III, Section 2(B) is deleted in its entirety and the following paragraph is substituted in its place and stead:

B. Class B. The Class B member shall be the DECLARANT and its successors and assigns. The Class B member shall

JED PITMAN, PASCO COUNTY CLERK
02/26/98 04:46pm 1 of 4
DR BK 3821 PG 211

be entitled to three (3) votes for each Lot in which it holds the interest required for membership as provided in Section 1 of this Article III.

Termination of Class B Membership. From time to time the Class B Membership may cease and be converted to Class A Membership, and any Class B Lots, Units and Parcels then subject to the terms of this Declaration shall become Class A Lots, Units and Parcels upon the happening of any of the following events, whichever occurs earlier:

(i) When 75% of the Lots, Units and Parcels have been conveyed to an Owner other than DECLARANT.

(ii) December 31, 2020.

2. The following language is added to Article VIII, Section 12 of the Declaration of Covenants, Conditions and Restrictions for Oak Grove subdivision:

No first mortgage holder or institutional mortgagee shall be required to collect any assessment provided for hereunder from its mortgagor or owner. The failure of an owner to pay assessments due hereunder shall not constitute a default under any first mortgage or institutional mortgage unless such mortgage specifically provides otherwise.

3. Article VI, Section 8, item 4 of the Declaration is amended to read:

4. Fencing. All fences shall be constructed of pressure treated wood and all exposed stringers and posts shall be visible only from the interior of the subject lot and not from the exterior. No chain link fences shall be permitted upon a residential lot. Chain Link fences may be permitted in Common Area recreational areas as deemed essential by the Association. No chain link fence may be erected without written consent of the Developer or Architectural Control Committee.

4. Article VI, Section 11, item 2 of the Declaration is amended to read:

2. Antenna Dish. No Lot Owner shall install or permit any exterior antenna upon any lot, a building on a lot, or a Common Area. Satellite dishes not larger than 30" in diameter shall be allowed, provided they are mounted only on the side or rear of the Dwelling Unit.

5. The following item 4 is added to Article VI, Section 14 of the Declaration:

4. No outside towers, poles, tree houses or other storage or recreation structures for any purpose shall be erected. This includes above ground pools and skate board ramps. Only portable and removable basketball backboards and goals may be utilized and any such backboard or goal shall be stored out of sight while not in use.

6. Except as herein modified and amended, the Oak Grove Declaration of Covenants, Conditions and Restrictions as recorded in O.R. Book 3534, Page 1760, Public Records of Pasco County, Florida, as amended by First, Second, Third, Fourth and Fifth Modifications and Amendments recorded in O.R. Book 3603, Page 871, O.R. Book 3640, Page 469, O.R. Book 3672, Page 1031, O.R. Book 3799, Page 459 and O.R. Book 3821, Page 51, all of the Public Records of Pasco County, Florida shall remain in full force and effect as first written.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

ORSI DEVELOPMENT, INC.

Patricia Orsi
Sheila H. Charles

By: [Signature]
JOE ORSI, President

SUNFIELD HOMES, INC.

Patricia Orsi
Sheila H. Charles

By: [Signature]
JOE ORSI, President

OR BK 3888 PG 214

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STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared JOE ORSI, known to be to be the individual described in and who executed for foregoing ~~Fourth~~ ^{Sixth} Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as President of Orsi Development, Inc. and Sunfield Homes, Inc., and he acknowledged to and before me that he executed such Declaration as President of said ~~corporations~~ ^{Sixth} and that the seals affixed to the foregoing ~~Fourth~~ ^{Sixth} Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 30th day of January, 1998.

Kathy Gray
NOTARY PUBLIC
My Commission Expires:

re/oakgrove/6tdmnd



subject lot and not from the exterior. No chain link fences shall be permitted upon a residential lot. Chain link fences may be permitted in Common Area recreational areas as deemed essential by the Association. No chain link fence may be erected without written consent of the Developer or architectural Control Committee.

3. The following language is added to **Article VI, Section 6 Maintenance**, of the Declaration of Covenants, Conditions and Restrictions for Oak Grove Subdivision:

5. The owner must maintain his front yard to the back of the curb although it is considered a public right-of-way.

4. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Pages 1760-1792, as amended in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53 and O.R. Book 3888, Pages 211-214, all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

ORSI DEVELOPMENT, INC.

By: Patricia Orsi
Patricia Orsi, Vice President

Pamela M. Beck
Carly Wagoner

SUNFIELD HOMES, INC.

By: Patricia Orsi
Patricia Orsi, Vice President

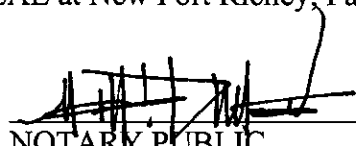
Pamela M. Beck
Carly Wagoner

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared PATRICIA ORSI, known to be the individual described in and who executed foregoing Seventh Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as Vice President of Orsi Development, Inc. and Sunfield Homes, Inc., and she acknowledged to and before me that she executed such Declaration as Vice President of said corporations and that the seals affixed to the foregoing Seventh Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 25 day of MAY, 2000.




NOTARY PUBLIC (NAN A. BURTON)
My Commission Expires: AUG. 12, 2002

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared JOE ORSI, known to be to be the individual described in and who executed for foregoing ~~Fourth~~ ^{Sixth} Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as President of Orsi Development, Inc. and Sunfield Homes, Inc., and he acknowledged to and before me that he executed such Declaration as President of said ~~corporations~~ ^{Sixth} and that the seals affixed to the foregoing ~~Fourth~~ ^{Sixth} Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 30th day of January, 1998.

Kathy Gray
NOTARY PUBLIC
My Commission Expires:

re/oakgrove/sthamd

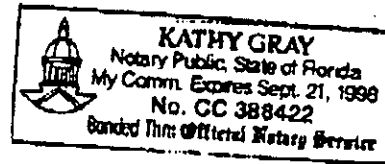


EXHIBIT "A"

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS OAK GROVE PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 35, OAK GROVE PHASE 1B, AS RECORDED IN PLAT BOOK 35, PAGES 18 THROUGH 26, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD AS SHOWN ON SAID PLAT OF OAK GROVE PHASE 1B BY THE FOLLOWING 4 COURSES:

- 1 - SOUTHERLY, 380.33 FEET ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 660.00 FEET THROUGH A CENTRAL ANGLE OF 33°01'00" (CHORD BEARING S21°21'29"E., 375.08 FEET);
- 2 - THENCE S.37°51'59"E., 362.01 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1060.00 FEET;
- 3 - THENCE 104.14 FEET THROUGH A CENTRAL ANGLE OF 05°37'43", (CHORD BEARING S.40°40'51"E., 104.09 FEET);
- 4 - THENCE S.43°29'42"E., 643.28 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1445.10 FEET;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID OAK GROVE BOULEVARD AS SHOWN ON THE PLAT OF OAK GROVE PHASE 1A AS RECORDED IN PLAT BOOK 33, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A CURVE CONCAVE SOUTHWESTERLY, 342.95 FEET THROUGH A CENTRAL ANGLE OF 13°35'50" (CHORD BEARING S.35°43'35"E., 342.14); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ON A NON-RADIAL LINE, S.66°23'53"W., 68.90 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 865.00 FEET; THENCE WESTERLY 88.72 FEET THROUGH A CENTRAL ANGLE OF 05°52'35" (CHORD BEARING S.69°20'10"W., 88.68 FEET); THENCE S.72°16'28"W., 112.34 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 215.00 FEET; THENCE WESTERLY 90.08 FEET THROUGH A CENTRAL ANGLE OF 24°00'20" (CHORD BEARING S.84°16'38"W., 89.42 FEET) TO A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY 286.20 FEET THROUGH A CENTRAL ANGLE OF 38°35'01" (CHORD BEARING S.76°59'17"W., 280.82 FEET); THENCE S.57°29'25"W., 44.84 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1365.00 FEET; THENCE WESTERLY 411.89 FEET THROUGH A CENTRAL ANGLE OF 17°17'20" (CHORD BEARING S.66°08'05"W., 410.32 FEET); THENCE DEPARTING SAID CURVE ON A RADIAL LINE, S.15°13'15"E., 555.26 FEET; THENCE S.57°21'42"W., 280.92 FEET; THENCE S00°00'00"W., 211.52 FEET; THENCE S.69°36'11"W., 300.44 FEET TO THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 3 PHASE 2 AS RECORDED IN PLAT BOOK 25, PAGE 113 THROUGH 115, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TURTLE LAKES UNIT 3 PHASE 2 AND THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 5 AS RECORDED IN PLAT BOOK 28, PAGES 141 THROUGH 144, N.00°03'33"E., 2374.37 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, N.00°01'16"E., 602.17 FEET TO THE SAID OAK GROVE PHASE 1B; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING 5 COURSES:

- 1 - S.89°58'44"E., 91.02 FEET;
- 2 - THENCE S.30°48'12"E., 72.58 FEET;
- 3 - THENCE S.48°46'08"E., 102.24 FEET;
- 4 - THENCE S.66°44'24"E., 73.97 FEET;
- 5 - THENCE S.89°44'22"E., 56.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.941 ACRES, MORE OR LESS.

OR BK 4398 PG 625
2 of 3

- 2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Pages 1760-1792, as amended in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53, O.R. Book 3888, Pages 211-214, and O.R. Book 4373, Pages 209-211 all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

[Handwritten Signature]
 Pamela M Seck

ORSI DEVELOPMENT, INC.

By: *Patricia Orsi*
 Patricia Orsi, Vice President

[Handwritten Signature]
 Pamela M Seck

SUNFIELD HOMES, INC.

By: *Patricia Orsi*
 Patricia Orsi, Vice President

STATE OF FLORIDA
 COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared PATRICIA ORSI, known to be the individual described in and who executed foregoing Eighth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as Vice President of Orsi Development, Inc. and Sunfield Homes, Inc., and she acknowledged to and before me that she executed such Declaration as Vice President of said corporations and that the seals affixed to the foregoing Eighth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 6th day of July, 2000.

[Handwritten Signature]
 NOTARY PUBLIC
 My Commission Expires:





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03/19/01 Dpty Clerk

JED PIITMAN PASCO COUNTY CLERK
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OR BK 4561 PG 328

R

PREPARED BY AND RETURN TO:
ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
8105 S.R. 54
NEW PORT RICHEY, FLORIDA 34655

NINTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK GROVE

THIS Ninth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 12th day of March, 2001, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53 O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211 and O.R. Book 4398 Pages 624-626, all of the Public Records of Pasco County, Florida; and

WHEREAS, Article II of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner/subdivider, at its sole discretion, may cause additional lands to become subject to said restrictions.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

- 1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is modified and amended to provide that the following described real property shall be embraced within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASE 3, a subdivision of a portion of Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more fully described on the attached Exhibit "A".

- 2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Pages 1760-1792, as amended in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53, O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211 and O.R. Book 4398 Pages 624-626 all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

ORSI DEVELOPMENT, INC.

By: Patricia Orsi
Patricia Orsi, Vice President

Julie Orsi
Denise Payson

SUNFIELD HOMES, INC.

By: Patricia Orsi
Patricia Orsi, Vice President

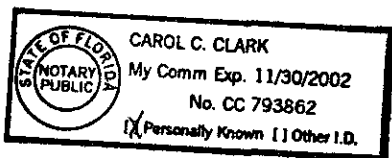
Julie Orsi
Payson, Denise

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared PATRICIA ORSI, known to be the individual described in and who executed foregoing Ninth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as Vice President of Orsi Development, Inc. and Sunfield Homes, Inc., and she acknowledged to and before me that she executed such Declaration as Vice President of said corporations and that the seals affixed to the foregoing Ninth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 12th day of March, 2001.

Carol C Clark
NOTARY PUBLIC
My Commission Expires:



DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAN TO BE KNOWN AS OAK GROVE PHASE 3, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1 - BEGIN AT THE SOUTHWEST CORNER OF LOT 90 OF OAK GROVE - PHASE 1A, AS RECORDED IN PLAT BOOK 33, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTHEASTERN BOUNDARY OF SAID OAK GROVE PHASE - 1A BY THE FOLLOWING COURSES:
 - 1 - N.71°47'41"E., 261.07 FEET; TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 555.00 FEET;
 - 2 - THENCE NORTHWESTERLY ALONG SAID CURVE 350.67 FEET THROUGH A CENTRAL ANGLE OF 36°12'07" (CHORD BEARING N.53°4'138"E., 344.87 FEET);
 - 3 - THENCE N.35°35'34"E., 118.26 FEET;
 - 4 - THENCE N.43°17'18"E., 206.16 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 530.00 FEET;
 - 5 - THENCE NORTHWESTERLY ALONG SAID CURVE 118.57 FEET THROUGH A CENTRAL ANGLE OF 12°49'04" (CHORD BEARING N.36°52'46"E., 118.32 FEET); THENCE DEPARTING SAID SOUTHEASTERN BOUNDARY N.30°28'19"E., 322.91 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET; THENCE SAID CURVE THROUGH A CENTRAL ANGLE OF 182°18'26" (CHORD BEARING S.58°22'31"E., 299.94 FEET) TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET; THENCE 78.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°55'13" (CHORD BEARING S.43°09'57"W., 77.44 FEET) TO A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE 96.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°39'18" (CHORD BEARING S.44°11'55"W., 95.60 FEET); THENCE 12°48'59" (CHORD BEARING S.36°52'49"W., 176.35); THENCE S.43°17'18"W., 188.67 FEET; THENCE S.35°35'34"W., 100.77 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 815.00 FEET; THENCE 473.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°17'20" (CHORD BEARING S.52°14'14"W., 466.88 FEET); THENCE S.70°51'08"W., 108.37 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 262.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 78.48 FEET THROUGH A CENTRAL ANGLE OF 17°09'45" (CHORD BEARING S.62°16'15"W., 78.19 FEET) TO A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1505.10 FEET; THENCE SOUTHERLY ALONG A CENTRAL ANGLE OF 25°29'52" (CHORD BEARING S.66°26'19"W., 147.85 FEET); THENCE S.00°30'13"E., 303.77 FEET; THENCE N.89°29'47"E., 147.00 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 385.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 86.95 FEET THROUGH A CENTRAL ANGLE OF 12°56'22" (CHORD BEARING N.83°01'36"E., 86.76 FEET) TO A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1405.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 139.88 FEET THROUGH A CENTRAL ANGLE OF 05°42'17" (CHORD BEARING N.73°42'16"E., 139.83 FEET); THENCE N.70°51'08"E., 289.28 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 295.00 FEET; THENCE EASTERLY ALONG SAID CURVE 154.54 FEET THROUGH A CENTRAL ANGLE OF 30°00'57" (CHORD BEARING N.85°51'36"E., 152.78 FEET); THENCE S.79°07'55"E., 207.01 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE ALONG SAID EAST LINE S.00°06'35"W., 673.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S.89°29'47"W., 197.82 FEET; THENCE N.00°30'13"W., 5.00 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A CENTRAL ANGLE OF 18°43'48" (CHORD BEARING N.02°43'09"W., 309.75 FEET); THENCE S.84°58'57"W., 87.07 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 155.33 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 599.60 FEET THROUGH A CENTRAL ANGLE OF 22°11'01" (CHORD BEARING N.30°27'47"W., 290.82 FEET); THENCE S.86°16'35"W., 114.90 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG SAID CURVE 29.95 FEET THROUGH A CENTRAL ANGLE OF 16°49'32" (CHORD BEARING N.86°19'39"W., 29.85 FEET) TO A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 496.31 FEET; THENCE WESTERLY ALONG SAID CURVE 129.90 FEET THROUGH A CENTRAL ANGLE OF 14°32'05" (CHORD BEARING N.85°09'56"W., 125.57 FEET) TO A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 435.00 FEET; THENCE WESTERLY ALONG SAID CURVE 60.48 FEET THROUGH A CENTRAL ANGLE OF 07°57'57" (CHORD BEARING S.83°35'03"W., 60.43 FEET); THENCE S.79°36'05"W., 68.61 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 265.00 FEET; THENCE WESTERLY ALONG SAID CURVE 45.77 FEET THROUGH A CENTRAL ANGLE OF 09°53'42" (CHORD BEARING S.84°32'56"W., 45.71 FEET); THENCE S.89°29'47"W., 77.20 FEET; THENCE S.00°30'13"E., 535.68 FEET; THENCE S.44°54'36"E., 103.37 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE N.45°41'29"E., 1328 FEET; THENCE N.00°30'13"W., 546.71 FEET; THENCE S.84°42'54"W., 186.49 FEET; THENCE S.89°51'40"W., 766.09 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 154.32 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 90.52 FEET THROUGH A CENTRAL ANGLE OF 33°56'28" (CHORD BEARING N.61°59'09"W., 89.23 FEET); THENCE N.15°13'15"W., 653.99 FEET TO THE SOUTHERLY BOUNDARY OF OAK GROVE PHASE 2 AS RECORDED IN PLAT BOOK 39, PAGES 10 THROUGH 16 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1365.00 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING SEVEN (7) COURSES:
 - 1 - NORTHWESTERLY ALONG SAID CURVE 411.89 FEET THROUGH A CENTRAL ANGLE OF 17°17'20" (CHORD BEARING N.66°08'05"E., 410.33 FEET);
 - 2 - THENCE N.57°29'25"E., 44.84 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET;
 - 3 - THENCE NORTHWESTERLY ALONG SAID CURVE 286.20 FEET THROUGH A CENTRAL ANGLE OF 38°35'00" (CHORD BEARING N.76°59'17"E., 280.82 FEET) TO A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 215.00 FEET;
 - 4 - THENCE NORTHWESTERLY ALONG SAID CURVE 90.00 FEET THROUGH A CENTRAL ANGLE OF 24°00'19" (CHORD BEARING N.84°16'37"E., 89.42 FEET);
 - 5 - THENCE N.72°16'28"E., 112.34 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 865.00 FEET;
 - 6 - THENCE NORTHWESTERLY ALONG SAID CURVE 88.71 FEET THROUGH A CENTRAL ANGLE OF 05°52'34" (CHORD BEARING N.69°20'10"E., 88.67 FEET);
 - 7 - THENCE N.66°23'53"E., 68.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD AS RECORDED IN SAID OAK GROVE PHASE - 1A AND A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1445.10 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 160.54 FEET THROUGH A CENTRAL ANGLE OF 06°21'54" (CHORD BEARING S.23°46'07"E., 160.45 FEET); THENCE N.66°03'47"E., 60.02 FEET TO THE WESTERLY LINE OF SAID LOT 90 OF OAK GROVE PHASE - 1A AND A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1505.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE OF LOT 90, 129.35 FEET THROUGH A CENTRAL ANGLE OF 04°55'27" (CHORD BEARING S.20°11'17"E., 129.32 FEET) TO THE POINT OF BEGINNING.

CONTAINING 37.55 ACRES, MORE OR LESS.

R

PREPARED BY AND RETURN TO:
ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
8105 S.R. 54
NEW PORT RICHEY, FLORIDA 34655



Rept: 521877 Rec: 10.50
DS: 0.00 IT: 0.00
08/17/01 Dpty Clerk

TENTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK GROVE

THIS Tenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 17th day of August, 2001, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant."

WITNESSETH:

JED PITTMAN, PASCO COUNTY CLERK
08/17/01 02:33pm 1 of 2
OR BK 4696 PG 1793

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53 O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211 and O.R. Book 4398 Pages 624-626, O.R. Book 4561 Pages 328-330 all of the Public Records of Pasco County, Florida; and

WHEREAS, Article II of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner/subdivider, at its sole discretion, may cause additional lands to become subject to said restrictions.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. Article VI. Section 8. Fences, Hedges and Landscaping

Paragraph 4 (Seventh Modification) is hereby replaced with the following:

Paragraph 4. Fencing. All fences shall be constructed of pressure treated wood or solid white vinyl and all exposed stringers and posts shall be visible only from the interior of the subject lot and not from the exterior. No chain link fences shall be permitted upon a residential lot. Chain link fences may be permitted in Common Area recreational areas as deemed essential by the Association. No chain link fences may be erected without written consent of the Developer or architectural Control Committee. No fences, hedges, walls or any other structure exceeding 42 inches in height may be erected within fifteen (15) feet of the rear Lot line of those Lots abutting the conservation area without the prior written approval of the Architectural Control Committee.

2. Article VI. Section 11. Utilities

Paragraph 3 is added:

Paragraph 3. Solar Panels. No solar collectors shall be located in the front of any Dwelling so as to be visible from the street in front of the Dwelling.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

Denise Paxson
DENISE PAXSON

Judith Orsi
JUDITH ORSI

ORSI DEVELOPMENT, INC.

By: Patricia Orsi
Patricia Orsi, Vice President

SUNFIELD HOMES, INC.

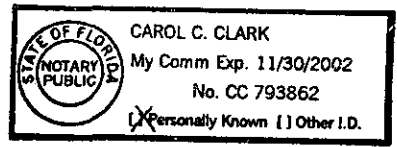
By: Patricia Orsi
Patricia Orsi, Vice President

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared PATRICIA ORSI, known to be the individual described in and who executed foregoing Ninth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as Vice President of Orsi Development, Inc. and Sunfield Homes, Inc., and she acknowledged to and before me that she executed such Declaration as Vice President of said corporations and that the seals affixed to the foregoing Tenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 17th day of August, 2001.

Carol C Clark
NOTARY PUBLIC





Rcpt: 630867 Rec: 10.50
 DS: 0.00 IT: 0.00
 11/06/02 Dpty Clerk

8/1
R PREPARED BY AND RETURN TO:
 ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
 8105 S.R. 54
 NEW PORT RICHEY, FLORIDA 34655

ELEVENTH MODIFICATION AND AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR OAK GROVE

THIS Eleventh Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 25th day of October, 2002, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covanants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth and Tenth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53 O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211, O.R. Book 4398 Pages 624-626, O.R. Book 4561 Pages 328-330 and O.R. Book 4696, Pages 1793-1794 all of the Public Records of Pasco County, Florida; and

WHEREAS, Article II of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner/subdivider, at its sole discretion, may cause additional lands to become subject to said restrictions.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

- Article VI. Section 8. Fences, Hedges and Landscaping**
Paragraph 4 (Tenth Modification) is hereby removed and replaced with the following:

Paragraph 4. Fencing. All fences shall be constructed of pressure treated wood, solid white vinyl or polyester coated aluminum fencing and all exposed stringers and posts shall be visible only from the interior of the Lot and not from the exterior. Pressure treated pickets must be constructed using Ultrawood or other approved pressure treated wood featuring a minimum 5 year warranty. No chain link fences shall be permitted upon a residential lot. Chain link fences may be permitted in Common Area recreational areas as deemed essential by the Association. No chain link fences may be erected without written consent of the Developer or architectural Control Committee. No fences, hedges, walls or any other structure exceeding 42 inches in height may be erected within fifteen (15) feet of the rear Lot line of those Lots abutting the conservation area without the prior written approval of the Architectural Control Committee.

- The following language is added to:
Article V. Assessments

JED PITTMAN, PASCO COUNTY CLERK
 11/06/02 08:39am 1 of 2
 OR BK 5125 PG 1624

Section 9. Violations. In addition to all other remedies provided in this Declaration, the Board of Directors, in its sole discretion, may levy a Special Assessment upon an Owner for failure of the owner, his family, guests, or invitees, to comply with any provision in this Declaration or the Articles, Bylaws, or Rules and Regulations of the Association, provided that the following procedures are followed:

(i) The Association shall notify the owner in writing of the infraction or infractions. The Notice shall include the date and time of the next Board of Directors Meeting at which the Owner shall have the right to present testimony as to why the Special Assessment should not be imposed.

(ii) The noncompliance shall be presented to the Board of Directors at the meeting described in the Notice. At such meeting a hearing shall be conducted to obtain testimony as to the levying of a Special Assessment in the event that it is determined that a violation has in fact occurred. A written decision of the Board of Directors shall be submitted to the owner no later than twenty-one (21) days after the hearing.

(iii) The Board of Directors may impose the following Special Assessments against the Owner of the Lot in the event a violation is found:

(A) First Noncompliance for Violation. A Special Assessment in an amount not in excess of \$100.00.

(B) Second Noncompliance for Violation. A Special Assessment in an amount not in excess of \$500.00.

(C) Third and Subsequent Noncompliance Violation or Violations that are of a Continuing Nature. A Special Assessment in an amount not in excess of \$1,000.00 for each violation.

(iv) A Special Assessment as provided in this Article shall be due and owing not later than thirty (30) days after the written decision is rendered as provided in Subsection (ii) above.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

ORSI DEVELOPMENT, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

SUNFIELD HOMES, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

Michelle Orsi
Carol C Clark

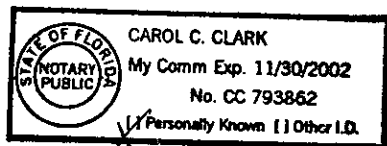
Michelle Orsi
Carol C Clark

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared PATRICIA O. BUCK, known to be the individual described in and who executed foregoing Eleventh Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as Vice President of Orsi Development, Inc. and Sunfield Homes, Inc., and she acknowledged to and before me that she executed such Declaration as Vice President of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 25th day of October, 2002.

Carol C Clark
NOTARY PUBLIC





PREPARED BY AND RETURN TO:
ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
 8105 S.R. 54
 NEW PORT RICHEY, FLORIDA 34655



2003004558
 Rpt: 645524 Rec: 10.50
 DS: 0.00 IT: 0.00
 01/08/03 Dpty Clerk

TWELFTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK GROVE

THIS Twelfth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 8th day of January, 2003, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant."

WITNESSETH:

JED PITTMAN, PASCO COUNTY CLERK
 01/08/03 02:57pm 1 of 2
 OR BK **5197** PG **437**

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covanants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth and Eleventh Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53 O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211, O.R. Book 4398 Pages 624-626, O.R. Book 4561 Pages 328-330 and O.R. Book 4696, Pages 1793-1794 and O.R. Book 5125 pages 1624-1625 all of the Public Records of Pasco County, Florida; and

WHEREAS, Article II of said Declaration of Covenants, Conditions and Restrictions for OAK GROVE, provides that the owner/subdivider, at its sole discretion, may cause additional lands to become subject to said restrictions.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is modified and amended to provide that the following described real property shall be embraced within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASE 4-A, a subdivision of a portion of Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more fully described on the attached Exhibit "A".

2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Pages 1760-1792, as amended in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53, O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211, O.R. Book 4398 Pages 624-626, O.R. Book 4561 Pages 328-330 and O.R. Book 4696, Pages 1793-1794 and O.R. Book 5125 pages 1624-1625 all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

ORSI DEVELOPMENT, INC.

Jennifer Orsi
Jennifer Orsi

By: Pat O Buck
Patricia O. Buck, Vice President

SUNFIELD HOMES, INC.

Julie Orsi
Julie Orsi

By: Pat O Buck
Patricia O. Buck, Vice President

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, duly authorized to administer oaths, personally appeared PATRICIA O. BUCK, known to be the individual described in and who executed foregoing Twelfth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove as Vice President of Orsi Development, Inc. and Sunfield Homes, Inc., and she acknowledged to and before me that she executed such Declaration as Vice President of said corporations and that the seals affixed to the foregoing Twelfth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove are the seals of said corporations and that it was so affixed to said Modification and Amendment by due and regular authority and that said instrument is the free act and deed of said corporations.

WITNESS MY HAND AND OFFICIAL SEAL at New Port Richey, Pasco County, Florida, this 8th day of January, 2003.

Carol C Clark
NOTARY PUBLIC
My Commission Expires:



CAROL C. CLARK
MY COMMISSION # DD 137667
EXPIRES: November 30, 2006
Bonded Thru Budget Notary Services



Rcpt: 649034 Rec: 19.50
 DS: 0.00 IT: 0.00
 01/22/03 Dpty Clerk

Prepared By:
 H. Clyde Hobby/sc
 Hobby, Grey & Reeves
 5709 Tidalwave Drive
 New Port Richey, FL 34652

JED PITTMAN, PASCO COUNTY CLERK
 01/22/03 02:31pm 1 of 4
 OR BK 5212 PG 17

**AMENDED TWELFTH MODIFICATION AND AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND
 RESTRICTIONS FOR OAK GROVE**

THIS Amended Twelfth Modification And Amendment To Declaration Of Covenants, Conditions and Restrictions For Oak Grove is made this 17th day of January, 2003, by ORSI DEVELOPMENT, INC., a Florida corporation, and SUNFIELD HOMES, INC., a Florida corporation, hereinafter referred to as "Declarant", and FREEMARR DEVELOPMENT, INC., a Florida corporation, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, Declarant did on January 8, 2003, record in O.R. Book 5197, Page 437, public records of Pasco County, Florida, a Twelfth Modification And Amendment To Declaration Of Covenants, Conditions And Restrictions For Oak Grove, dated January 8, 2003, purporting to cause the lands hereinafter described to become subject to all the terms and provisions of said Declaration Of Covenants, Conditions and Restrictions For Oak Grove; and

WHEREAS, Declarant as recited in said Twelfth Modification And Amendment To Declaration Of Covenants, Conditions And Restrictions for Oak Grove did heretofore record in the public records of Pasco County, Florida, the **Oak Grove Declaration Of Covenants, Conditions And Restrictions** recorded in O.R. Book 3534, Pages 1760-1792, and First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth and Eleventh Modifications and Amendments thereto recorded in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Pages 459-462, O.R. Book 3821, Pages 51-53, O.R. Book 3888, Pages 211-214. O.R. Book 4373, Pages 209-211, O.R. Book 4398, Pages 624-626, O.R. Book 4561, Pages 328-330 and O.R. Book 4696, Pages 1793-1794, and O.R. Book 5125, Pages 1624-1625, all of the public records of Pasco County, Florida; and

WHEREAS, at the time of the recording of said Twelfth Modification And Amendment To Declaration Of Covenants, Conditions And Restrictions For Oak Grove Declarant had conveyed said additional lands hereinafter described to Owner; and

WHEREAS, the parties hereto desire to cause said additional lands hereinafter described to become subject to said Declaration Of Covenants, Conditions and Restrictions For Oak Grove recorded in O.R. Book 3534, Pages 1760-1792, public records of Pasco County, Florida.

NOW, THEREFORE, in consideration of the premises, said Declaration Of Covenants, Conditions And Restrictions For Oak Grove is hereby further modified and amended as follows:

- 1. The Declaration Of Covenants, Conditions And Restrictions For Oak Grove is modified and amended to provide that the following described real property shall be embraced within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASE 4-A, a subdivision of a portion of Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more fully described on Exhibit "A" attached hereto and made a part hereof.

- 2. Except as amended hereby the Declaration Of Covenants, Conditions And Restrictions For Oak Grove recorded in O.R. Book 3534, Pages 1760-1792, as amended in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Pages 459-462, O.R. Book 3821, Pages 51-53, O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211, O.R. Book 4398, Pages 624-626, O.R. Book 4561, Pages 328-330, O.R. Book 4696, Pages 1793-1794, O.R. Book 5125, Pages 1624-1625 and O.R. Book 5197, Pages 437-439 all of the public records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant and the Owner have cause this instrument to be executed by its duly authorized officers as of the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Michelle Orsi

Printed Name:

Michelle Orsi

ORSI DEVELOPMENT, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

Carol C Clark

Printed Name:

CAROL C CLARK

SUNFIELD HOMES, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

"Declarant"

J.D. Bailey
Printed Name:
JILL D. BAILEY

FREEMARR DEVELOPMENT, INC.

PMBH
Printed Name:
PATRICIA O. BUCK

By: *M. E. Marra*
Michael E. Marra, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 21st day of January, 2003, by Patricia O. Buck, as Vice President of Orsi Development, Inc., a Florida corporation, and as Vice President of Sunfield Homes, Inc., a Florida corporation, on behalf of said corporations, who is personally known to me.

Carol C. Clark
Notary Public

My Commission Expires:



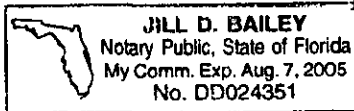
CAROL C. CLARK
MY COMMISSION # DD 137667
EXPIRES: November 30, 2006
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 21st day of January, 2003, by Michael E. Marra, as President of Freemarr Development, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

J.D. Bailey
Notary Public JILL D. BAILEY

My Commission Expires:



JILL D. BAILEY
Notary Public, State of Florida
My Comm. Exp. Aug. 7, 2005
No. DD024351

EXHIBIT "A"

A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 147 OF OAK GROVE PHASE 3 AS RECORDED IN PLAT BOOK 40, PAGES 111 THROUGH 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD AS SHOWN ON SAID OAK GROVE PHASE 3, S.00°30'13"E., 546.71 FEET; THENCE S.45°41'29"W., 13.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AS RECORDED IN O.R. 1242, PAGE 685 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S.89°29'47"W., 262.31 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S.89°51'40"W., 1317.82 FEET TO THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 3 PHASE 2 AS RECORDED IN PLAT BOOK 25, PAGE 113 THROUGH 115 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY N.00°03'33"E., 210.95 FEET TO THE SOUTHEASTERLY BOUNDARY OF OAK GROVE PHASE 2 AS RECORDED IN PLAT BOOK 39, PAGES 10 THROUGH 16 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES: 1 - THENCE N.69°36'11"E., 300.44 FEET; 2 - THENCE N.00°00'00"E., 211.52 FEET; 3 - THENCE N.57°21'42"E., 280.92 FEET TO THE SOUTHERLY BOUNDARY OF SAID OAK GROVE PHASE 3; THENCE ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING FOUR (4) COURSES: 1 - S.15°13'15"E., 98.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 154.32 FEET; 2 - THENCE SOUTHEASTERLY ALONG SAID CURVE 90.52 FEET THROUGH A CENTRAL ANGLE OF 33°36'28" (CHORD BEARING S.61°59'09"E., 89.23 FEET) 3 - THENCE N.89°51'40"E., 766.09 FEET; 4 - THENCE N.84°42'54"E., 196.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.355 ACRES, MORE OR LESS.

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 RECORDS, AND TO WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF

January 2003
Deputy Clerk



2004021172

Rcpt: 754146 Rec: 15.00
DS: 0.00 IT: 0.00
02/06/04 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
02/06/04 04:21pm 1 of 3
OR BK 5719 PG 368

R

PREPARED BY AND RETURN TO:
ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
8105 S.R. 54
NEW PORT RICHEY, FLORIDA 34655

THIRTEENTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK GROVE

3
4

THIS Thirteenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 15th day of January, 2004, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant", and FREEMARR DEVELOPMENT, INC., a Florida corporation, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, at the time of recording of said Thirteenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove, Declarant had conveyed said additional lands hereinafter described to Owner; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh and Twelfth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53 O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211, O.R. Book 4398 Pages 624-626, O.R. Book 4561 Pages 328-330 and O.R. Book 4696, Pages 1793-1794, O.R. Book 5125 Pages 1624-1625 and O.R. Book 5212 Pages 17-20 all of the Public Records of Pasco County, Florida; and

WHEREAS, the parties hereto desire to cause said additional lands hereinafter described to become subject to said Declaration of Covenants, Conditions and Restrictions for Oak Grove recorded I O.R. Book 3534, Pages 1760-1792, public records of Pasco County, Florida.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is modified and amended to provide that the following described real property shall be embraced within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASE 5-A, 6-A and 6B a subdivision of a portion of Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more fully described in Plat Book 48, Pages 72-77.

2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3534, Pages 1760-1792, as amended in O.R. Book 3603, Pages 871-873, O.R. Book 3640, Pages 469-471, O.R. Book 3672, Pages 1031-1032, O.R. Book 3799, Page 459-462, O.R. Book 3821, Pages 51-53, O.R. Book 3888, Pages 211-214, O.R. Book 4373, Pages 209-211, O.R. Book 4398 Pages 624-626, O.R. Book 4561 Pages 328-330 and O.R. Book 4696, Pages 1793-1794, O.R. Book 5125 Pages 1624-1625 and O.R. Book 5212 Pages 17-20 all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Carol C Clark
CAROL C CLARK

[Signature]
SUNFIELD ORSI

Mary L. Freeman
MARY L. FREEMAN
Anthony Marra
Anthony MARRA

ORSI DEVELOPMENT, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

SUNFIELD HOMES, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

"Declarant"

FREEMARR DEVELOPMENT, INC.

By: [Signature]
Michael E. Marra, President

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 15th day of January, 2004, by Patricia O. Buck, as Vice President of Orsi Development, Inc. a Florida corporation and a Vice President of Sunfield Homes, Inc., a Florida corporation, on behalf of said corporations, who is personally known to me.

Carol C. Clark
NOTARY PUBLIC

My Commission Expires:



CAROL C. CLARK
MY COMMISSION # DD 137667
EXPIRES: November 30, 2006
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 30 day of January, 2004, by Michael E. Marra, as President of Freemarr Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me.

Susan J. Brown
NOTARY PUBLIC

My Commission Expires:



Susan J Brown
My Commission DD118763
Expires May 28, 2005



Rcpt: 809918 Rec: 27.00
DS: 0.00 IT: 0.00
08/23/04 Dpty Clerk

R PREPARED BY AND RETURN TO:
ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
8105 S.R. 54
NEW PORT RICHEY, FLORIDA 34655

FOURTEENTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK GROVE

3
2

THIS Fourteenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 12th day of August, 2004, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant", and FREEMARR DEVELOPMENT, INC., a Florida corporation, hereinafter referred to as "Owner".

JED BITTMAN, PASCO COUNTY CLERK
08/23/04 03:33pm 1 of 3
OR BK 5996 PG 1195

WITNESSETH:

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, at the time of recording of said Fourteenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove, Declarant had conveyed said additional lands hereinafter described to Owner; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth and Thirteenth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873; O.R. Book 3640, Pages 469-471; O.R. Book 3672, Pages 1031-1032; O.R. Book 3799, Pages 459-462; O.R. Book 3821, Pages 51-53; O.R. Book 3888, Pages 211-214; O.R. Book 4373, Pages 209-211; O.R. Book 4398, Pages 624-626; O.R. Book 4561, Pages 328-330; O.R. Book 4696, Pages 1793-1794; O.R. Book 5125 Pages, 1624-1625; O.R. Book 5212, Pages 17-20; and O.R. Book 5719 Pages 368-370 all of the Public Records of Pasco County, Florida; and

WHEREAS, the parties hereto desire to cause said additional lands hereinafter described to become subject to said Declaration of Covenants, Conditions and Restrictions for Oak Grove recorded I O.R. Book 3534, Pages 1760-1792, public records of Pasco County, Florida.

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

- 1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is modified and amended to provide that the following described real property shall be embraced within the terms and provisions of said Declaration, to-wit:

OAK GROVE PHASES 4B and 5B a subdivision of a portion of Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more fully described in Plat Book 50, Pages 98-103.

- 2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3603, Pages 871-873; O.R. Book 3640, Pages 469-471; O.R. Book 3672, Pages 1031-1032; O.R. Book 3799, Pages 459-462; O.R. Book 3821, Pages 51-53; O.R. Book 3888, Pages 211-214; O.R. Book 4373, Pages 209-211; O.R. Book 4398, Pages 624-626; O.R. Book 4561, Pages 328-330; O.R. Book 4696, Pages 1793-1794; O.R. Book 5125 Pages, 1624-1625; O.R. Book 5212, Pages 17-20; and O.R. Book 5719 Pages 368-370 all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Carol C Clark

Jennifer Orsi

Carol C Clark

Jennifer Orsi

Pat O Buck

Patricia O. Buck

Jennifer Orsi

Jennifer Orsi

ORSI DEVELOPMENT, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

SUNFIELD HOMES, INC.

By: Pat O Buck
Patricia O. Buck, Vice President

“Declarant”

FREEMARR DEVELOPMENT, INC.

By: Michael E. Marra
Michael E. Marra, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 12th day of August, 2004, by Patricia O. Buck, as Vice President of Orsi Development, Inc. a Florida corporation and as Vice President of Sunfield Homes, Inc., a Florida corporation, on behalf of said corporations, who is personally known to me.

Carol C Clark
NOTARY PUBLIC
My Commission Expires:



CAROL C. CLARK
MY COMMISSION # DD 137687
EXPIRES: November 30, 2006.
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 18 day of May, 2004, by Michael E. Marra, as President of Freemarr Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me.

Robert E. Riggins
NOTARY PUBLIC
My Commission Expires:



Robert E. Riggins
My Commission DD220068
Expires June 25, 2007



2004205851
 Rcpt: 828282 Rec: 18.50
 DS: 0.00 IT: 0.00
 11/03/04 Dpty Clerk

PREPARED BY AND RETURN TO:
 ORSI DEVELOPMENT, INC. AND SUNFIELD HOMES, INC.
 8105 S.R. 54
 NEW PORT RICHEY, FLORIDA 34655

JED PITTMAN, PASCO COUNTY CLERK
 11/03/04 10:42am 1 of 2
 OR BK 6094 PG 450

FIFTEENTH MODIFICATION AND AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR OAK GROVE

THIS Fifteenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove is made this 11th day of October, 2004, by ORSI DEVELOPMENT, INC., and SUNFIELD HOMES, INC., Florida corporations, hereinafter referred to as "Declarant", and FREEMARR DEVELOPMENT, INC., a Florida corporation, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC. are the original owners and subdividers of real property located in Section 33, Township 26 South, Range 19 East, Pasco County, Florida; and

WHEREAS, at the time of recording of said Fifteenth Modification and Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Grove, Declarant had conveyed said additional lands hereinafter described to Owner; and

WHEREAS, said owner placed certain restrictions as to the use and occupancy of the real property described in the Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for OAK GROVE, recorded in O.R. Book 3534, Pages 1760-1792, of the Public Records of Pasco County, Florida; and

WHEREAS, Declarant caused the Oak Grove Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Pasco County, Florida in O.R. Book 3534, Pages 1760-1792 on February 20, 1996; and

WHEREAS, Declarant further caused the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth and Fourteenth Modifications and Amendments to the Declaration of Covenants, Conditions and Restrictions for Oak Grove to be recorded in O.R. Book 3603, Pages 871-873; O.R. Book 3640, Pages 469-471; O.R. Book 3672, Pages 1031-1032; O.R. Book 3799, Pages 459-462; O.R. Book 3821, Pages 51-53; O.R. Book 3888, Pages 211-214; O.R. Book 4373, Pages 209-211; O.R. Book 4398, Pages 624-626; O.R. Book 4561, Pages 328-330; O.R. Book 4696, Pages 1793-1794; O.R. Book 5125, Pages 1624-1625; O.R. Book 5212, Pages 17-20; O.R. Book 5719, Pages 368-370; and O.R. Book 5996, Pages 1195-1197 all of the Public Records of Pasco County, Florida; and

NOW, THEREFORE, in consideration of the premises, said Declaration of Covenants, Conditions and Restrictions for OAK GROVE is hereby further modified and amended as follows:

1. The Declaration of Covenants, Conditions and Restrictions for Oak Grove is modified and amended to provide:

Article VI. Section 20. Impervious Area. The maximum allowable impervious area shall be forty-two percent on average per lot.

2. Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions for OAK GROVE recorded in O.R. Book 3603, Pages 871-873; O.R. Book 3640, Pages 469-471; O.R. Book 3672, Pages 1031-1032; O.R. Book 3799, Pages 459-462; O.R. Book 3821, Pages 51-53; O.R. Book 3888, Pages 211-214; O.R. Book 4373, Pages 209-211; O.R. Book 4398, Pages 624-626; O.R. Book 4561, Pages 328-330; O.R. Book 4696, Pages 1793-1794; O.R. Book 5125, Pages

1624-1625; O.R. Book 5212, Pages 17-20; O.R. Book 5719 Pages 368-370; and O.R. Book 5996, Pages 1195-1197 all of the Public Records of Pasco County, Florida shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, ORSI DEVELOPMENT, INC. and SUNFIELD HOMES, INC., has caused this instrument to be executed by its duly authorized officers and its corporate seals to be affixed hereunto as of the day and year first above written.

Signed and Delivered
in the presence of:

"Declarant"
ORSI DEVELOPMENT, INC.

Julie Orsi Julie Orsi
Jennifer Orsi Jennifer Orsi

By: Pat O Buck
Patricia O. Buck, Vice President

SUNFIELD HOMES, INC.

Julie Orsi Julie Orsi
Jennifer Orsi Jennifer Orsi

By: Pat O Buck
Patricia O. Buck, Vice President

"Owner"
FREEMARR DEVELOPMENT, INC.

Susan J Brown
Susan J Brown

By: Michael E. Marra
Michael E. Marra, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 29th day of September, 2004, by Patricia O. Buck, as Vice President of Orsi Development, Inc. a Florida corporation and as Vice President of Sunfield Homes, Inc., a Florida corporation, on behalf of said corporations, who is personally known to me.



CAROL G. CLARK
MY COMMISSION # DD 137667
EXPIRES: November 30, 2008
Bonded Thru Budget Notary Services

Carol C Clark
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 22 day of September, 2004, by Michael E. Marra, as President of Freemarr Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me.

Mary L. Freeman
NOTARY PUBLIC
My Commission Expires:
Mary L. Freeman
My Commission DD263170
Expires November 20, 2007



SIXTEENTH MODIFICATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF OAK GROVE HOMEOWNERS ASSOCIATION, INC.

The SIXTEENTH MODIFICATION AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK GROVE HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, is made this 8th day of JUNE, 2006, by the Board of Directors of Oak Grove Homeowners Association, Inc., following the approval by a 2/3rds vote of the Homeowners/Unit Owners of the Association and adopted by the Board of Directors at a duly noticed meeting of the Unit Owners and the Board on MARCH 7th, 2006.

The Declaration of Covenants, Conditions and Restrictions for Oak Grove Homeowners Association, Inc., a corporation not for profit, (the "Homeowners Association") were recorded in Official Record Book 3534, Page 1760 – 1792, of the Public Records of Pasco County, Florida. The SECOND MODIFICATION AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK GROVE HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, was recorded in Official Record Book 3640, Page 469, of the Public Records of Pasco County, Florida. According to Article VIII of the original Declaration of Covenants, Conditions and Restrictions, and the Second Amendment to Declaration of Covenants, Conditions and Restrictions, the Declaration of Covenants, Conditions and Restrictions may be amended by an instrument approved by not less than two-thirds (2/3) of the Unit Owners. This Amendment amends that certain document recorded at Official Record Book 3534, Page 1760-1792, of the Public Records of Pasco County, Florida, to add Article VI. Section 21, to state the following language:

"Section 21. Leases.

All leases entered into by homeowners shall include a clause binding the lessee to abide by the Covenants and Restrictions of the Homeowners Association as provided in the Declaration and subsequent Amendments thereto. All leases shall be for a term of not less than twenty-four (24) months and shall include a current copy of the Oak Grove Declaration of Covenants, Conditions and Restrictions. Owners shall file a copy of the lease with the Association within thirty (30) days of it being signed by the lessee. The provision of this section shall not apply to those leases entered into prior to May 1, 2006."

The above Sixteenth Modification and Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Grove Homeowners Association, Inc., a corporation not for profit, is hereby approved by the Unit Owners through the Board of Directors.

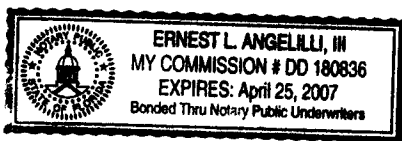
Dated this 8th day of JUNE, 2006.

Witnesses:

[Signature]
[Signature]

Terina M. Narhievich
Terina M. Narhievich, President

SWORN TO AND SUBSCRIBED before me this 8TH day of JUNE, 2006. Affiant is personally known to me ~~or has shown me~~ as identification.



Ernest L. Angelilli, III
Notary Public State of Florida

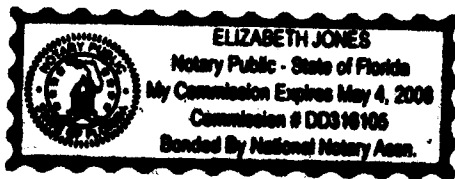
IN WITNESS WHEREOF, the Secretary on behalf of Oak Grove Homeowners Association, Inc. hereby certifies that this Sixteenth Modification and Amendment to the Declaration of Covenants, Conditions and Restrictions shall be recorded as such in the Official Records of Pasco County, Florida.

Dated this 8th day of JUNE, 2006.

[Signature]

Robert H. Lorenzen
Robert H. Lorenzen, Secretary

SWORN TO AND SUBSCRIBED before me this 8th day of June, 2006. Affiant is personally known to me or has shown me as identification.



Elizabeth Jones
Notary Public State of Florida