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Prepared by and return to:
Julius J. Zschau, Esq.
Johnson, Blakely, Pope, Bokor,
Ruppel & Burns, P.A.
911 Chestnut Street
Clearwater, FL 34616
(813) 461-1818

RICHARD AWE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

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**FIRST AMENDMENT AND SUPPLEMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF CLUBHOUSE WOODS**

THIS SUPPLEMENT AND AMENDMENT (the "Amendment") made this
6th day of ~~January~~ 1996, by FLORIDA DESIGN COMMUNITIES, INC., a
Delaware corporation qualified to do business in Florida hereinafter referred to
as "Declarant."

W I T N E S S E I H

WHEREAS, SUN CITY CENTER CORP., a Delaware corporation
(hereinafter "Sun City") heretofore imposed certain covenants and restrictions
upon real property in Hillsborough County, Florida, by virtue of that certain
Declaration of Covenants, Conditions and Restrictions of Clubhouse Woods as
recorded in O.R. Book 7109, at Page 1319, Public Records of Hillsborough
County, Florida (hereinafter, together with any recorded amendments or
supplements thereto, called the "Declaration"); and

WHEREAS, FLORIDA DESIGN COMMUNITIES, INC., a Delaware
corporation, is successor by merger to Sun City and has been assigned by Sun
City all of the rights of Declarant under the Declaration; and

WHEREAS, there was reserved to Declarant the right in the Declaration
pursuant to Article X, to amend the Declaration; and

WHEREAS, Declarant wishes to amend the Declaration by the addition of
the real property described on Schedule 1 attached hereto and by reference
made a part hereof; and

WHEREAS, Declarant is the owner in fee simple of the real property
described on Schedule 1;

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NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Exhibit "A" to the Declaration is hereby amended by the addition of the real property described on Schedule 1 attached hereto and said real property shall be subject to each and every term, condition, covenant and restriction of the Declaration as it exists and as it may be and may have been amended from time to time.

2. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein, and except as specifically amended hereinabove, is ratified and confirmed in its entirety.

3. This Amendment shall be effective immediately upon being recorded in Hillsborough County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this Amendment to be executed by its duly authorized officers and affixed its corporate seal.

Signed, sealed and delivered in the presence of:

Catherine LeMay
Print Name: Catherine LeMay

CE Terbe
Print Name: CE Terbe

FLORIDA DESIGN COMMUNITIES, INC., a Delaware corporation

By: [Signature]
Gary Nelson
Vice President

Attest: [Signature]
Print Name: Patricia A. Kelsey
Asst. Secretary

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STATE OF FLORIDA
COUNTY OF HILLSBOROUGH)

The foregoing instrument was executed before me this 6th day of January, 1998, by Gary Nelson and Latina Kelly as Vice President and Secretary, respectively, of FLORIDA DESIGN COMMUNITIES, INC., a Delaware corporation, on behalf of the corporation, and who are personally known to me or who have produced personally known as identification.

Jean E. Peebles
Print Name: JEAN E. PEEBLES
Notary Public Commission No. 382245
My commission expires: 6-13-98



JEAN E. PEEBLES
Notary Public, State of Florida
My Comm. Exp. June 13, 1998
Comm. No. CC 382245

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SCHEDULE 1

Lots 1, 2, 3 and 4, Block 5, WALDEN LAKE UNIT 28, PHASE 2, according to the map or plat thereof recorded in Plat Book 76, Page 69, Public Records of Hillsborough County, Florida.

SCHEDULE 1

#89889