

STATE OF FLORIDA  
COUNTY OF PASCO

DECLARATION OF MODIFICATIONS TO  
COVENANTS, RESTRICTIONS AND  
OBLIGATIONS FOR THE ORDERLY  
DEVELOPMENT OF OAK RIDGE SUBDIVISION

The undersigned, Pasco Land and Development Company, a Florida corporation, being the owner in fee simple of all the lots in Oak Ridge Subdivision, Unit III, located in Section 28, Township 26 South, Range 16 East, Pasco County, Florida, recorded in Plat Book 17, 108 through 122, in the Public Records of Pasco County, Florida, does hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting said subdivision may be put, further imposing certain obligations on the persons acquiring title to the said lots, and further hereby specifying that said declarations shall constitute covenants to run with all of the land as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners in said subdivision.

This Declaration of Restrictions is designed for the purpose of keeping said subdivision desirable, uniform and suitable in architectural design and use as herein specified and to heighten the enjoyment of ownership thereof, to protect the value of the property by preventing the construction of unsightly structures, the prevention of offensive or obnoxious uses, and, further, to require the property owners to connect to any central water or sewage collection system which may be installed in any or all of the units in Oak Ridge Subdivision as a result of any Government order or the

This Instrument Prepared By:  
Joanne P. Hansen  
Pasco Land and Development Co.  
P. O. Box 1212  
New Port Richey, FL 33552

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requirement of any County, State or Federal Agency, or to further the orderly development and growth of Oak Ridge Subdivision.

These Covenants, Restrictions and Obligations shall apply equally to all subsequent units and additions to Oak Ridge Subdivision, if any should be developed, unless exceptions, additions or modifications to these Restrictions are filed contemporaneously with the filing for record of any plat for such subsequent units or additions.

The following Covenants, Restrictions and Obligations are hereby declared:

1. The Covenants, Restrictions and Obligations set out in that certain declaration dated May 25, 1976 and heretofore recorded in Official Record Book 842, Pages 640 through 645 of the Official Records of Pasco County, Florida (hereinafter called "the Declaration") are reaffirmed, ratified and continued fully in force except as to those modifications expressly described herein.

2. Paragraph 3 of the Declaration (appearing at ORB 842, Page 641) is modified to read as follows:

"3. SETBACKS: No wall shall be erected, placed or altered on any lot nearer to any street than 50 feet from any front lot line nor closer than 25 feet from any side lot line or 50 feet from any rear lot line. Measurements for this purpose will be made to foundation footings, providing that no roof overhead or eave may exceed 2-1/2 feet. On a corner lot fronting on two or more streets, the front setback restrictions shall be applied to all street sides."

3. An additional paragraph to be known as Paragraph 20 is hereby added to the Declaration as follows:

"20. SATISFACTION OF COUNTY REQUIREMENTS. Upon completion of construction of improvements on each lot, the lot owners at their sole expense shall restore the abutting road right-of-way to Pasco County specifications and shall seed and mulch or sod such right-of-way as the county may require. In addition, lot owners at their sole expense shall install concrete or metal drain culverts of such size and specifications as Pasco County may require at every place where driveways or sidewalks cross drainage swales."

IN WITNESS WHEREOF, the owner has caused these presents to be executed by due corporate authority, this 10th day of July, 1979.

In the Presence of:

PASCO LAND AND DEVELOPMENT COMPANY



Joseph L. O'Connell  
A. L. Ceder

By: John W. ...  
President

Attest: B. E. Boyle  
Secretary

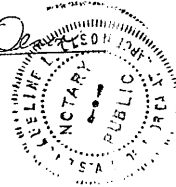
STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me  
by Gary Blackwell, President, and attested by  
B. E. Boyce, Secretary of Pasco Land and Devel-  
opment Company, a Florida corporation, on behalf of the  
corporation this 10th day of July, 1979.

6-15-81

Josephine L. O'Connell  
Notary Public

My Commission Expires: Notary Public, State of Florida at Large  
My Commission Expires June 15, 1981  
Insured By American Fire & Casualty Company



JOINDER BY MORTGAGEE IN THIS DECLARATION OF  
MODIFICATIONS TO RESTRICTIONS, COVENANTS AND OBLIGATIONS

IN WITNESS WHEREOF, the undersigned, the Mortgagee of  
the property described herein, has joined in the Declaration  
of Covenants, Restrictions and Obligations this 11th day of  
July, 1979.

In the Presence of:

Sheryl M. Hall  
[Signature]

[Signature]  
Mortgagee



STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by  
Richard D. Jordan, Executive Vice President of Barnett  
Bank of Pasco County, a Florida corporation, on  
behalf of the corporation this 11th day of July,  
1979.

[Signature]  
Notary Public

My Commission Expires: 12-3-82



NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DEC. 3 1982  
BONDED THROUGH GENERAL AGENTS UNDERWRITERS

RETURN TO:  
HARRY HARRY, P.A.  
NEW FORT RICHEY, FLORIDA 34653

This Instrument Prepared By  
HARRY HARRY, P.A. At Law  
New Fort Richey, Florida 34653

**ASSIGNMENT**

THAT PASCO LAND AND DEVELOPMENT CO., a Florida corporation, hereinafter referred to as "Assignor", in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to it in hand, receipt of which is hereby acknowledged, does hereby grant, assign, transfer and set over unto OAK RIDGE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as "Assignee" all rights of Assignor contained in that certain DECLARATION OF COVENANTS, RESTRICTIONS AND OBLIGATIONS FOR THE ORDERLY DEVELOPMENT OF OAK RIDGE SUBDIVISION, recorded in O. R. Book 842, Page 640, Public Records of Pasco County, Florida, and in that certain DECLARATION OF MODIFICATIONS TO COVENANTS, RESTRICTIONS AND OBLIGATIONS FOR THE ORDERLY DEVELOPMENT OF OAK RIDGE SUBDIVISION, recorded in O. R. Book 1017, Public Records of Pasco County, Florida.

TO HAVE AND TO HOLD the same unto the Assignee forever.

IN WITNESS WHEREOF, the said Assignor has hereunto set its hand and seal this 15<sup>th</sup> day of July, 1988.

Signed, Sealed and Delivered in the presence of:

PASCO LAND AND DEVELOPMENT CO.

William Green  
Libby Alldredge

By: Gary L. Blackwell  
Gary L. Blackwell, President

ATTEST: B. E. Boyce  
B. E. Boyce, Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 1988 by Gary L. Blackwell and B. E. Boyce, as President and Secretary, respectively, of PASCO LAND AND DEVELOPMENT CO., a Florida corporation.

William Green  
Notary Public  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION EXPIRES MAR. 1, 1990  
JUL 18 5 32 PM '88

My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES MAR. 1, 1990.  
I HEREBY CERTIFY THAT I AM A NOTARY PUBLIC UNDERWRITER