

**R:** PREPARED BY:  
DAVID R. CARTER, P.A.  
5308 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34606  
TELEPHONE: (352) 686-6278  
FILE #2001-0012-GG/SH

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1678 PG: 477**

**FILE# 2003-037051**  
**HERNANDO COUNTY, FLORIDA**

**RCD 06M 10 2003 09:59am**  
**KAREN NICOLAI, CLERK**

*Ready  
2nd*

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR OAKWOOD ACRES**

*R-1950  
5:00  
Signed*

*6/10/03*

*2003*

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAKWOOD ACRES is made effective as of this 1 day of June, 2003, by GLORIA WILLIAMS, CARL HANSEN, VANESSA HANSEN, JOSHUA WHITNEY, MARNIE WHITNEY, JOYCE SULLIVAN and WILLIAM SULLIVAN, hereinafter referred to as "Developer".

**WITNESSETH:**

WHEREAS, Developer caused the Declaration of Covenants and Restrictions for Oakwood Acres to be filed in O.R. Book 1505, Pages 1418-1433, Public Records of Hernando County, Florida; and

WHEREAS, Developer has retained the sole discretion to modify or amend the Declaration of Covenants and Restrictions for Oakwood Acres.

NOW, THEREFORE, the Developer declares that the following Articles and Sections are amended as hereinafter set forth.

1. Article III, Section 3.5.3 is amended to read as follows:

3.5.3 The Developer may place any type of temporary structure on any Lot at any time to aid in Developer's construction and/or sales activities. Real Estate signs from expired listings may be removed by Developer. *m/a*

2. Article III, Section 3.5.7 is amended to read as follows:

3.5.7 No boat, boat trailer, travel trailer or commercial vehicle shall be stored on any property except in a closed garage or in the back of a lot covered by a carport or cover. This shall not, however, apply to commercial vehicles temporarily parked while on business in the subdivision. All vehicles parked in an open area must have a current registration. No repair work on commercial trucks shall be performed on the premises. No semi-trucks, tractors or trailers are permitted on the property.

3. Article III, Section 3.5.12 is amended to read as follows:

3.5.12 All homeowners must own one lot for their homesite. If the owner keeps horses on the property, one additional lot must be owned for each horse (i.e. one horse requires two lots, two horses require three lots). Other than horses, no farm or wild or exotic or grazing animals shall be permitted, including but not limited to cows, chickens, pigs/hogs, goats, sheep, ducks, geese, lions and tigers. No commercial animal business shall be permitted such a dog kennel or dog breeding.

4. Article IV, Section 4.1.1 is amended to read as follows:

Bon B Bridges  
Witness  
Jorrelle Griffin  
Witness

[Signature]  
JOSHUA WHITNEY

Bon B Bridges  
Witness  
Jorrelle Griffin  
Witness

[Signature]  
MARNIE WHITNEY

Bon B Bridges  
Witness  
Jorrelle Griffin  
Witness

[Signature]  
WILLIAM SULLIVAN

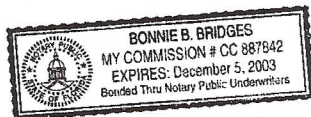
Bon B Bridges  
Witness  
Jorrelle Griffin  
Witness

[Signature]  
JOYCE SULLIVAN

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by GLORIA WILLIAMS who is personally known to me or who produced a driver's license as identification.

Witness my hand and official seal on the 3 day of June, 2003.



[Signature]  
Notary Public  
Typed/Printed Name  
Commission Expiration  
Commission Number