

01 Cash, 11 Chri
40 Rec
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AMENDMENT TO SUNNYBROOK HOMEOWNERS'
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS ANNEXING ADDITIONAL LANDS

THIS AMENDMENT TO SUNNYBROOK HOMEOWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, made and entered into this 19 day of FEBRUARY, 1986, by J. L. MASON OF FLORIDA, INC., a Florida corporation, (hereinafter referred to as "Developer");

WHEREAS, on the 18th day of March, 1985, Developer executed that certain SUNNYBROOK HOMEOWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter referred to as "Declaration") encumbering SUNNYBROOK I, A CONDOMINIUM, which Declaration is recorded in O.R. Book 1402, Pages 1595 through 1635, inclusive, Public Records of Pasco County, Florida; and

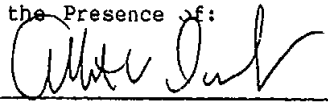
WHEREAS, said Declaration provides in Article VIII thereof for the annexation of additional lands from the lands described in Exhibit "A" to said Declaration; and

WHEREAS, it is specifically set forth in said Declaration that the annexation of the lands described in Exhibit "A" to said Declaration may be accomplished by an Amendment of Amendments to said Declaration; and

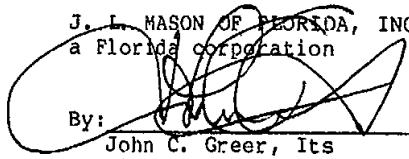
WHEREAS, the Developer wishes to annex a portion of the lands set forth in Exhibit "A" to said Declaration, which portion of said lands is described in Exhibit "A" attached hereto and made a part hereof by reference,

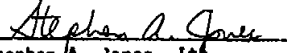
NOW THEREFORE, in consideration of the foregoing, for the purposes of enhancing and protecting the value, attractiveness and desirability of the above-described property, Developer hereby declares that all of the real property described in Exhibit "A" attached hereto shall be annexed, held, sold and conveyed subject to said SUNNYBROOK HOMEOWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as duly amended from time to time, which shall constitute covenants running with the land and shall be binding upon all parties having any right, title or interest in the said property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, as provided for in said Declaration as amended from time to time and in the Articles of Incorporation and By-Laws of SUNNYBROOK HOMEOWNERS' ASSOCIATION, INC., as not-for-profit Florida corporation.

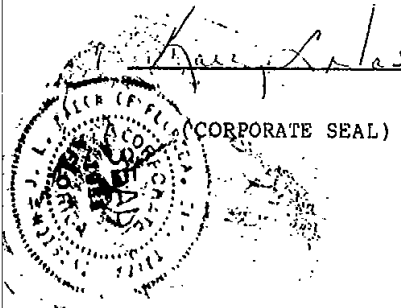
IN WITNESS WHEREOF, the Developer has caused these presents to be executed in its name and its corporate seal to be affixed hereto this 19 day of FEBRUARY, 1986.

Signed, Sealed and Delivered
in the Presence of:


J. L. MASON OF FLORIDA, INC.,
a Florida corporation

By: 
John C. Greer, Its
Division President

Attest: 
Stephen A. Jones, Its
Assistant Secretary




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STATE OF FLORIDA)
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COUNTY OF PINELLAS

BEFORE ME, personally appeared JOHN C. GREER and STEVEN A. JONES, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Division President and Assistant Secretary, respectively, of J. L. MASON OF FLORIDA, INC., a Florida corporation, and who acknowledged to and before me that they executed such instrument as such duly authorized officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS, my hand and official seal this 19th day of February, 1986.

Anaika A. Davis
NOTARY PUBLIC
My Commission Expires
Notary Public, State Of Florida At Large
My Commission Expires May 2, 1987
Depended By SAECO Insurance Company of America



LEGAL DESCRIPTION: Two parcels of land lying in TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 69 of the Public Records of Pasco County, Florida, being a portion of the Northwest 1/4 of Section 16, Township 26 South, Range 16 East, Pasco County, Florida, described as follows:

PARCEL 1

Commence at the Northeast corner of the Northwest 1/4 of said Section 16; thence run S.00°10'46"W., along the East boundary of the Northwest 1/4 of said Section 16, a distance of 878.04 feet; thence, leaving said line, run N.86°-33'07"W., 34.21 feet to the Point of Beginning; thence continue N.86°33'07"W., 167.90 feet to a point of curvature; thence run 41.25 feet, along the arc of a curve having a radius of 25.00 feet through a central angle of 94°31'53" (chord-S.46°10'56"W., 36.73 feet) to a point of compound curvature; thence run 41.60 feet along the arc of a curve to the left, having a radius of 457.50 feet through a central angle of 05°12'37" (chord-S.03°41'18"E., 41.59 feet) to a point of tangency; thence run S.06°17'38"E., 215.60 feet to a point of curvature; thence run 36.70 feet along the arc of a curve to the left, having a radius of 25.00 feet through a central angle of 84°06'55" (chord-S.48°-21'06"E., 33.49 feet) to a point of tangency; thence run S.89°35'22"E., 113.15 feet to a point of curvature; thence run 24.65 feet along the arc of a curve to the left, having a radius of 25.00 feet, through a central angle of 56°-29'06" (chord-N.62°10'00"E., 23.66 feet) to a point of tangency; thence N.33°55'27"E., 55.20 feet; thence run 15.17 feet along the arc of a curve to the left, having a radius of 25.00 feet, through a central angle of 34°45'21" (chord-N.16°32'46"E., 14.93 feet) to a point of tangency; thence run N.00°49'54"W., 198.47 feet to a point of curvature; thence run 37.40 feet along the arc of a curve to the left, having a radius of 25.00 feet, through a central angle of 85°43'13" (chord-N.43°41'31"W., 34.01 feet) to a point of tangency and the Point of Beginning.

Containing 1.3780 acres, more or less.

PARCEL 2

Commence at the Northeast corner of the Northwest 1/4 of said Section 16; thence run S.00°10'46"W., along the East boundary of the Northwest 1/4 of said Section 16, a distance of 878.04 feet; thence, leaving said line, run N.86°-33'07"W., 253.37 feet to the Point of Beginning; thence continue N.86°33'07"W., 105.00 feet; thence S.06°17'38"E., 164.37 feet; thence S.30°38'52"W., 108.90 feet; thence S.00°24'33"W., 54.25 feet; thence S.89°35'27"E., 83.45 feet to a point of curvature; thence run 26.08 feet along the arc of a curve to the left, having a radius of 25.00 feet, through a central angle of 59°45'41" (chord-N.60°31'43"E., 24.91 feet) to a point of tangency; thence N.30°38'52"E., 81.43 feet to a point of curvature; thence run 48.36 feet along the arc of a curve to the left, having a radius of 75.00 feet, through a central angle of 36°56'30" (chord-N.12°10'37"E., 47.52 feet) to a point of tangency; thence run N.06°17'38"W., 104.72 feet to a point of curvature; thence run 72.87 feet along the arc of a curve to the right, having a radius of 482.50 feet, through a central angle of 08°39'10" (chord-N.01°58'02"W., 72.80 feet) to the Point of Beginning.

Containing 0.7702 acres, more or less.

Total area of both parcels is 2.1482 acres, more or less.

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100002	10	3246	02-19-86	1003
RECORDING				
01 00 40				13.00
COPIES				3.00
01 00 47				1.00
DCC PREP/ACK				1.00
01 00 46				17.00
CASH TOTAL	1			

O. R. 1481 PG 1143

EXHIBIT "A"