

86207786

082886

Prepared by and ~~return to~~
Charles D. Robbins
Blackwell Walker Fascell & Hoehl
25rd Floor, Amerifirst Bldg.
One S.E. Third Avenue
Miami, Florida 33133

According Fed X press

Handwritten: Charles D. Robbins
CLERK OF THE DISTRICT COURT
SEP 6 2 04 PM '86
O.R. 6310 PAGE 2087

01 Cash 9.00
40 Rec _____
41 DS _____
43 Int _____
Tot 9.00

SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
WOODFIELD

10 14832912 72 1. 085E84
40 9.00
TOTAL 9.00 CHK

This Supplemental Declaration is made this 29th day of August, 1986 by AmeriFirst Development Corporation, a Florida corporation, hereinafter called the "Declarant."

WHEREAS, The Declaration of Covenants and Restrictions for Woodfield (the "Declaration") was recorded in Official Records Book 6286, at Page 675 of the Public Records of Pinellas County, Florida covering Lakeshore Village at Woodfield according to the Plat thereof as recorded in Plat Book 94, at page 5, of the Public records of Pinellas County, Florida; and

Whereas, the Declaration provides in Article II, Section 2, that the Declarant may bring other land under the provisions of the Declaration by recorded supplemental declarations (not requiring the consent of the Owners, the Association or any mortgage) and thereby add to the Properties;

Now, Therefore, the Declaration is hereby amended as follows:

1. The definition of "Properties" in Article I, Section 1(p) and Article II, Section 1 shall also include all Lots and Common Properties of Shadowlake Village at Woodfield, Shadowlake Village at Woodfield Addition, Oaklake Village, Phase I, and Oaklake Village, Phase II according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, respectively, of the Public Records of Pinellas County, Florida.

2. The definition of "Common Properties" in Article I, Section (g) shall also include Parcels A through J, A through D, A through I, and J through S (all shown on the plats of Shadowlake Village at Woodfield, Shadowlake Village at Woodfield Addition, Oaklake Village, Phase I, and Oaklake Village, Phase II, respectively, according to the plats thereof, recorded in

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR

WOODFIELD

This Amendment to Declaration is made this 2nd day of December, 1986 by AmeriFirst Development Corporation, a Florida Corporation, thereafter called "Developer".

WHEREAS, Developer did execute and record a Declaration of Covenants and Restrictions for Woodfield, in Official Records Book 6286 at Page 676 of the Public Records of Pinellas County, Florida under Clerk's File Number 86176335 (the "Declaration"); and

WHEREAS, Developer desires to amend the Declaration of Covenants and Restrictions to change the reference to the Association as described in the Declaration; and

WHEREAS, Developer has the authority to execute an amendment to the Declaration of Covenants and Restrictions pursuant to Article XI. § 3 of the Declaration;

NOW THEREFORE, the Declaration of Covenants and Restrictions for WOODFIELD is hereby amended as follows:

1. All references in the Declaration to "Woodfield Homeowners' Association, Inc." shall be amended to read "Woodfield Community Association, Inc."

2. All other provisions of the Declaration of Covenants and Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to Declaration of Covenants and Restrictions has been signed by Developer, the day and year first above set forth.

WITNESSES:

Elaine M. Bullack

Brian D. Green

BY: AMERIFIRST DEVELOPMENT CORPORATION

Gert C. Curok

AS: Senior Vice President

Charles F. DeBlasio

CLERK OF THE CIRCUIT COURT PINELLAS COUNTY, FLORIDA

DEC 15 1 08 PM '86

RETURN TO: Eve
This instrument Prepared By:
CHARLES D. ROBBINS Attorney
Blackwell, Walker, Fascelli
& Hoehl
2400 Amerifirst Building
One southeast Third Avenue
Miami, Florida 33131

(Cl. Cash) Chg
40 Doc 9.00
41 DS
43 Int
Tot 9.00

15 15848841 40 1. 15DC86
40 9.00
TOTAL 9.00 CHK

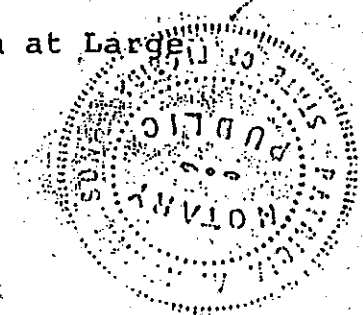
STATE OF FLORIDA)
)SS
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of December, 1986, by GENE F. CERMAK as Senior Vice President, AmeriFirst Development Corporation, A Florida corporation, on behalf of the Corporation.

Patricia A. Athanason
Notary Public,
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 19, 1990



CDR0221

RECORDING

FEC 15.00

081888-2

ENV.

Prepared by and return to:

Fleta A. Netter
Blackwell Walker Fascell & Hoehl
25rd Floor, Amerifirst Bldg.
One S.E. Third Avenue
Miami, Florida 33133

KARLEEN F. DE BLAAS
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FLORIDA

88 SEP 14 PM 2:20

AMENDED
SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
WOODFIELD

This Amended Supplemental Declaration is made this 1st day of September, 1988 by AmeriFirst Development Corporation, a Florida Corporation, hereinafter called the "Declarant."

WHEREAS, The Declaration of Covenants and Restrictions for Woodfield (the "Declaration") was recorded in Official Records Book 6286, at Page 675 of the Public Records of Pinellas County, Florida covering Lakeshore Village at Woodfield according to the Plat thereof as recorded in Plat Book 94, at pages 5 through 17, of the Public records of Pinellas County, Florida; and

Whereas, the Declaration provides in Article II, Section 2, that the Declarant may bring other land under the provisions of the Declaration by recorded supplemental declarations (not requiring the consent of the Owners, the Association or any mortgage) and thereby add to the Properties;

Now, Therefore, the Declaration is hereby amended as follows:

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1. The definition of "Properties" in Article I, Section 1(g) and Article II, Section 1 shall also include all Lots and Common Properties of Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition, Oaklake Village, Phase I, Oaklake Village, Phase II, and Fieldstone Village at Woodfield according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, and Plat Book 97, at Pages 26 through 30, respectively, of the Public Records of Pinellas County, Florida.

\$15.00
\$15.00
\$15.00
\$15.00

Handwritten notes and signatures:
\$15.00
\$15.00
\$15.00
\$15.00
[Signature]

2. The definition of "Common Properties" in Article I, Section 1(g) shall also include Parcels A through J, A through D, A through I, and J through S (all shown on the plats of

Shadowlake Village at Woodfield, Shadowlake Village at Woodfield Addition, Oaklake Village, Phase I, and Oaklake Village, Phase II) according to the plats thereof, recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78, respectively, of the Public Records of Pinellas County, Florida and Parcels A through G (as shown on the plat of Fieldstone Village at Woodfield) according to the plat thereof recorded in Plat Book 96, Pages 26 through 30.

3. The following is hereby added to Section 19 of Article IX of the Declaration:

The minimum square footage of any dwelling constructed on any Lot within Shadowlake Village at Woodfield and Shadowlake Village at Woodfield Addition shall be 1,500 square feet; the minimum square footage of any dwelling constructed on any Lots within Oaklake Village at Woodfield Phase I and Oaklake Village at Woodfield Phase II shall be 1,500 square feet; the minimum square footage of any dwelling constructed on Lots within Fieldstone Village at Woodfield shall be 1,500 square feet.



4. All such additional property added to the Properties by this Amended Supplemental Declaration shall be subject to all of the terms and provisions of the Declaration as if such provisions were fully set forth herein.

5. Except as amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Supplemental Declaration to the Declaration of Covenants and Restrictions for Woodfield has been signed by Developer the day of the year first above set forth.

WITNESSES:

AMERIFIRST DEVELOPMENT CORPORATION

Judith Airds
Olga K. Penella

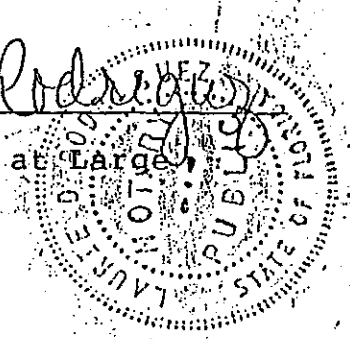
By: Steven D. Ferreira
Steven D. Ferreira
Title: Corporate Vice President

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Steven D. Ferreira, as Corp. Vice President of AMERIFIRST DEVELOPMENT CORPORATION, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 1st day of Sept., 1988.

Laurie D. Rodriguez
NOTARY PUBLIC
State of Florida at Large



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP SEPT 15, 1991
DUBLED THRU CLERICAL 186. 010.

FAN0116

89091663

OR6979PG0317

KARLEEN F. DE BLANK
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FL.

09 APR 14 PM 7:42 SECOND AMENDED
SUPPLEMENTAL DECLARATION

TO
DECLARATION OF COVENANTS AND RESTRICTIONS

FOR
WOODFIELD

19033866 SOC 04-14-89

11:18:40

01 -
RECORDING

1 \$19.50

\$17.50

\$19.50

\$0.00

SI RECORDING
REC 19.50
DS
D
F
MTF
P/C
REV
TOTAL 19.50

This Amended Supplemental Declaration is made this 9th day of March, 1989 by AmeriFirst Development Corporation, a Florida corporation, hereinafter referred to as the "Declarant".

CHANGE:

WHEREAS, the Declaration of Covenants and Restrictions for Woodfield (the "Declaration") was recorded in Official Records Book 6286, at Page 675 of the Public Records of Pinellas County, Florida as amended in Official Records Book 6833 at Page 461 of the Public Records of Pinellas County, Florida covering Lakeshore Village at Woodfield; Shadowlake Village at Woodfield; Shadowlake Village at Woodfield Addition; Oaklake Village, Phase I; Oaklake Village, Phase II; and Fieldstone Village at Woodfield according to the plats thereof, recorded in Plat Book 94, at Pages 5 through 17 recorded in Plat Book 94, at Pages 46 through 54, 55 through 57, 70 through 74, and 75 through 78 and Plat Book 97, at Pages 26 through 30, respectively of the Public Records of Pinellas County, Florida; and

WHEREAS, the Declaration provides in Article XI, Section 3 entitled "Amendment", that the Declaration may be amended from time to time by a majority vote of approval of all members of the Woodfield Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the Association currently has 472 members and by a majority of the votes of all members of the Association they have agreed that the Declaration should be amended as set forth below;

WHEREAS, the members of the Association met on March 9, 1989 and by a majority of the votes of all the members approved the following amendment;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article IX, Section 19 of the Declaration is amended to read as follows:

The minimum square footage of any dwelling constructed on any lot within Shadowlake Village at Woodfield and Shadowlake Village at Woodfield Addition shall be fourteen hundred square feet (1,400 sq. ft.); the minimum square footage of any dwelling constructed on any lot within

Blackwell, Walker, Fascell & Wehl
25th Floor, AmeriFirst Build.
Miami, FL 33133

Oaklake Village at Woodfield Phase I and in Oaklake Village at Woodfield Phase II shall be fourteen hundred square feet (1,400 sq. ft.); the minimum square footage of any dwelling constructed on lots within Fieldstone Village at Woodfield shall be fourteen hundred square feet (1,400 sq. ft.).

2. Article v^{SA}, Section 10 entitled "Exempt Property" shall be amended to read as follows:

There shall be exempted from the assessments, charges, and liens created herein, all properties to the extent any easement or other interest therein is dedicated and accepted by the local public authority and devoted to public use.

3. Except as amended hereby all of the terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amended Supplemental Declaration to the Declaration of Covenants and Restrictions for Woodfield has been signed by Developer the day of the year first above set forth.

Witnesses:

AmeriFirst Development Corporation, a Florida corporation

Laura D. Rodriguez
Steven D. Ferreira

By: *Steven D. Ferreira*
Steven D. Ferreira,
Corporate Vice President

STATE OF FLORIDA)
COUNTY OF Dade)

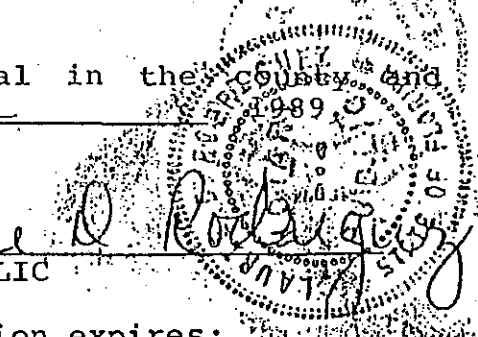
SS:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Steven D. Ferreira as Corporate Vice President of AMERIFIRST DEVELOPMENT CORPORATION, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the state aforesaid this 13th day of March

Laura D. Rodriguez
NOTARY PUBLIC

My commission expires:



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP SEPT 15, 1991
BONDED THRU GENERAL INS. UND.

HOMEOWNERS' ASSOCIATION CONSENT

WOODFIELD HOMEOWNERS ASSOCIATION, INC., a Florida corporation, hereby consents to an adjoins in the making of the afore-stated Second Amended Supplemental Declaration to Declaration of Covenants and Restrictions for Woodfield.

Witnesses:

Laurie D. Rodriguez
Steven D. Ferreira

By: Gregory M. Morris
Gregory M. Morris, President

STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 13th day of March, 1989 by GREGORY M. MORRIS

Laurie D. Rodriguez
NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. SEPT. 15, 1991
BONDED THRU GENERAL INS. UND.

Laurie D. Rodriguez
Steven D. Ferreira

Steven D. Ferreira
Steven D. Ferreira, Vice President

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 13th day of March, 1989 by STEVEN D. FERREIRA.

Laurie D. Rodriguez
NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP SEPT 15, 1991
BONDED THRU GENERAL INS. UND.

Mary P. Janda
[Signature]

Brian Green
Brian Green, Secretary/Treasurer

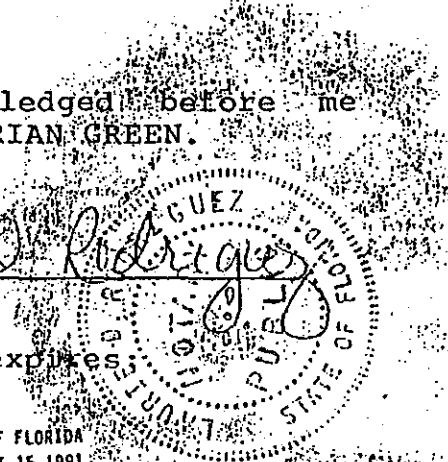
STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me
this 13th day of March, 1989 by BRIAN GREEN.

Laura D. Rodriguez
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP SEPT 15, 1991
BONDED THRU GENERAL INS. UND.



89091664

OR6979PG0321

KARLEEN F. DE BLAKER
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FL.

032289

09 APR 14 PM 7:42

Prepared by and return to:
Fleta A. Netter, Esquire
Blackwell, Walker, Fascell & Hoehl
25th Floor, AmeriFirst Building
One S.E. Third Avenue
Miami, Florida 33133

19033887 500 04-14-89 11:19:40
01 -
RECORDING 1 \$10.50

RECORDING
LC 1060
IS _____
XT _____
EES _____
TF _____
/C _____
EV _____
TOTAL 70 50

THIRD
AMENDED
SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
WOODFIELD

TOTAL: \$10.50
CHECK AMT. TENDERED: \$10.50
CHANGE: \$0.00

This Amended Supplemental Declaration is made this 28th
day of March, 1989 by AmeriFirst Development Corporation,
a Florida corporation, hereinafter called the "Declarant."

WHEREAS, The Declaration of Covenants and Restrictions
for Woodfield (the "Declaration") was recorded in Official
Records Book 6286, at Page 675 of the Public Records of Pinellas
County, Florida covering Lakeshore Village at Woodfield according
to the Plat thereof as recorded in Plat Book 94, at Pages 5
through 17, of the Public Records of Pinellas County, Florida;
and

WHEREAS, the Declaration provides in Article II,
Section 2, that the Declarant may bring other land under the
provisions of the Declaration by recorded supplemental
declarations (not requiring the consent of the Owners, the
Association, or any mortgage) and thereby add to the Properties;

NOW THEREFORE, the Declaration is hereby amended as
follows:

1. The definition of "Properties" in Article I,
Section 1(g) and Article II, Section 1 shall be amended to add
the following Property:

Fieldstone Village at Woodfield addition
according to the plat thereof, recorded
in Plat Book 101 at Page 95 of the Pub-
lic Records of Pinellas County, Florida.

2. The Definition of "Common Properties" in Article
I, Section (g) shall also include Parcels A through G as shown on

OR6979PG0322

the Plat of Fieldstone Village at Woodfield Addition according to the Plat thereof recorded in Plat Book 101 at Pages 95 through 100 of the Public Records of Pinellas County, Florida.

3. All such additional property added to the Properties by this Amended Supplemental Declaration shall be subject to all of the terms and provisions of the Declaration as if such provisions were fully set forth herein.

4. Except as amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Supplemental Declaration to the Declaration of Covenants and Restrictions for Woodfield has been signed by Developer the day of the year first above set forth.

WITNESSES:

AMERIFIRST DEVELOPMENT CORPORATION

Steven D. Rodriguez
Fathima J. Plumb

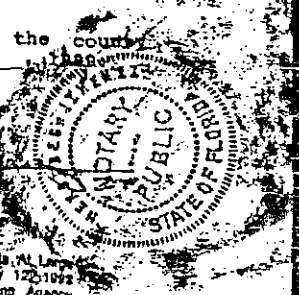
By: *[Signature]*
Steven D. Ferreira
Title: Corporate Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Steven D. Ferreira as Corporate Vice President of AMERIFIRST DEVELOPMENT CORPORATION, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county of _____ and state aforesaid this 29th day of March, 1992.

[Signature]
NOTARY PUBLIC
My commission expires _____



- 2 -
Notary Public, State of Florida, At Large
My Commission Expires July 12, 1992
Bonded thru Maynard Bonding Agency