

REC 18.50



Prepared By & Return To:

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10/03/06 Dpty Clerk

Gary N. Strohauer, Esq.
R BAXTER, STROHAUER, MANNION &
SILBERMANN, P.A.
1150 Cleveland Street, Suite 300
Clearwater, Florida 33755

JED PITTMAN, PASCO COUNTY CLERK
10/03/06 11:39am 1 of 2
OR BK 7206 PG 1692

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SERENGETI**

2/2
KNOW ALL MEN BY THESE PRESENTS:

That this First Amendment to the Declaration of Covenants, Conditions and Restrictions for **SERENGETI** (the "First Amendment") is made and entered into this 27th day of September, 2006, effective the 27th day of September, 2006, by **SERENGETI DEVELOPMENT, LLC**, a Florida limited liability company, hereinafter referred to as Declarant, whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

WITNESSETH:

WHEREAS, the Serengeti Declaration of Covenants, Conditions and Restrictions was dated October 31, 2005, and recorded in O.R. Book 6679, Pages 601 through 641, of the Public Records of Pasco County, Florida (the "Declarant"); and

WHEREAS, Declarant desires to amend Section 2.02 – Size of Residence, of Article II, of the Declaration; and

NOW THEREFORE, the Declarant, does hereby declare:

1. Section 2.02 – Size of Residence, of Article II, of the Declaration is amended and shall now read as follows:

Section 2.02 – Size of Residence. Each Lot shall be used as a residence for single family and for no other purposes. Each residence shall have a minimum living area of 1,800 square feet. Living area shall be defined as the area of the main residence, exclusive of screened porches, garages, and storage areas.

2. Except as herein modified and amended, the Declaration shall remain in full force and effect as first written

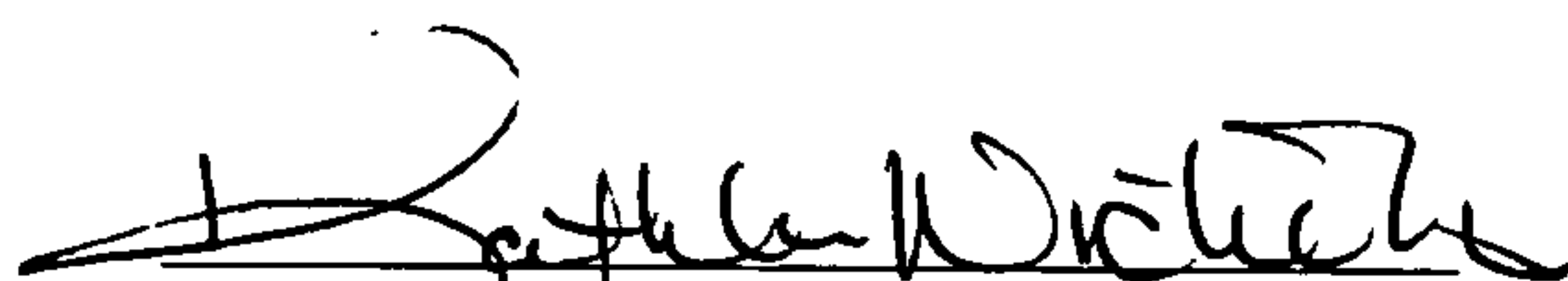
IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed by its duly authorized officer as of the day and year first above written.

Signed and delivered
in the presence of:

DECLARANT:

SERENGETI DEVELOPMENT, LLC
a Florida limited liability company


By: THE RYAN GROUP, LLC,
its Managing Member


Signature of Witness #1

By: 
John M. Ryan, Managing Member

Address: 2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607

Kathleen Nicholson
Typed/Printed Name of Witness #1

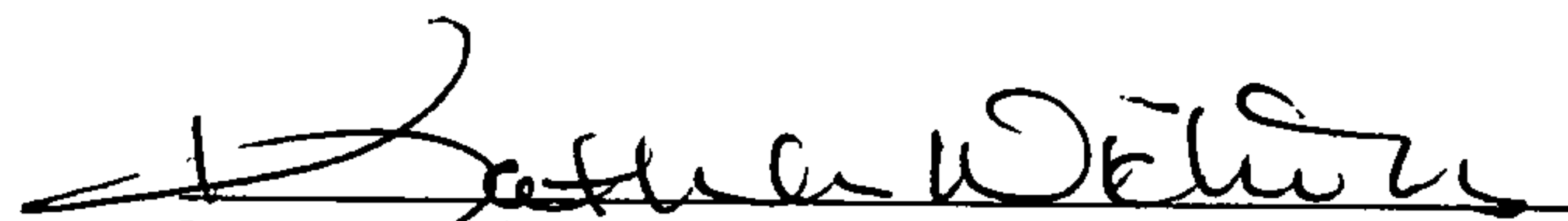

Signature of Witness #2

E. Vivian Johnson
Typed/Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27 day of September, 2006 by John M. Ryan, as Managing Member of The Ryan Group, LLC as Managing Member of Serengeti Development, LLC, on behalf of the limited liability company. He is personally known to me.

(NOTARY SEAL)


Notary Public, State of Florida
Printed Name: Kathleen Nicholson
My Commission Expires: May 19, 2009

