



4. This Amendment shall be effective immediately upon its recording in the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this First Amendment to Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1 to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered in the presence of:

William P. Pizot  
Print Name: William Pizot

Robert P. Pizot  
Print Name: Robert Pizot

THE RYLAND GROUP, INC.  
a Maryland corporation

By: William G. Wright  
Print Name: William G. Wright  
As: Vice President

(CORPORATE SEAL)

STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 11 day of May, 1999, by William G. Wright, as Vice President of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of the corporation. (He) (She) (is personally known to me) (has produced a Florida driver's license as identification).



Rita A. Kastrop  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON  
July 22, 2000  
ISSUED TO: THE RYLAND GROUP, INC.

Rita A. Kastrop  
Notary Public  
Print Name: Rita A. Kastrop  
My commission expires: 7-22-2000

30420.00781  
#184583v1  
4/20/99 2:28 PM

SCHEDULE "1"  
WESTCHESTER

DESCRIPTION: A parcel of land lying in Sections 5 and 8, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northwest corner of said Section 8, run thence along the North boundary of said Section 8, S.89°06'18"E., 180.74 feet to a point on the Southeasterly right-of-way line of RACE TRACK ROAD (66 feet right-of-way); thence along said Southeasterly right-of-way line the following two (2) courses: 1) N.49°20'27"E., 897.88 feet to the POINT OF BEGINNING; 2) continue N.49°20'27"E., 681.22 feet; thence S.76°14'17"E., 475.12 feet; thence S.08°20'40"W., 927.82 feet; thence S.83°03'02"E., 54.43 feet; thence S.06°56'58"W., 363.07 feet; thence S.10°01'08"W., 232.91 feet to a point on the Southwesterly boundary of the EAST PARCEL of WESTCHESTER PHASE 1, according to the plat thereof as recorded in Plat Book 84, Page 91, Public Records of Hillsborough County, Florida; thence along said Southwesterly boundary the following five (5) courses: 1) N.40°39'33"W., 527.05 feet; 2) N.49°20'27"E., 14.64 feet; 3) N.40°39'33"W., 490.00 feet; 4) N.49°20'27"E., 84.12 feet; 5) N.40°39'33"W., 345.00 feet to the POINT OF BEGINNING.

Containing 18.674 acres, more or less.

April 16, 1999  
Revised: April 21, 1999

OR BK 09633 PG 1709

SCHEDULE "1" - Continued

WESTCHESTER OR BK 00633 PG 1710

DESCRIPTION: A parcel of land lying in Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

**BEGINNING** at the Southwest corner of the Northwest 1/4 of said Section 8, run thence along the West boundary of said Northwest 1/4 of Section 8, N.01°20'11"E., 1794.16 feet to a point on the Northerly boundary of a 190 foot wide Florida Power Easement as recorded in Official Record Book 6115, Page 210, and the Northerly boundary of a 100 foot wide Florida Power Easement as recorded in Official Record Book 1627, Page 110, Public Records of Hillsborough County, Florida; thence along said Northerly boundaries, N.68°06'53"E., 726.54 feet to a point on a curve on the Southwestly right-of-way line of COUNTRYWAY BOULEVARD as recorded in Official Record Book 9464, Page 1659, and Official Record Book 9464, Page 1654, Public Records of Hillsborough County, Florida; thence along said Southwestly right-of-way line, Southeastly, 765.70 feet along the arc of a curve to the right having a radius of 1950.00 feet and a central angle of 22°29'54" (chord bearing S.35°18'44"E., 760.80 feet) to a point on the Northerly boundary of the WEST PARCEL of WESTCHESTER PHASE 1, according to the plat thereof as recorded in Plat Book 84, Page 91, Public Records of Hillsborough County, Florida; thence along said Northerly and the Westerly boundaries of said WEST PARCEL the following nine (9) courses: 1) S.68°06'53"W., 522.00 feet; 2) S.21°53'07"E., 110.00 feet; 3) S.68°06'53"W., 6.08 feet; 4) S.21°53'07"E., 160.00 feet; 5) S.68°06'53"W., 200.00 feet; 6) S.27°10'21"W., 21.04 feet; 7) S.01°20'11"W., 364.60 feet; 8) N.88°49'31"E., 2.58 feet; 9) S.01°19'49"E., 160.69 feet; thence N.88°39'49"W., 10.06 feet; thence S.01°20'11"W., 189.31 feet; thence S.88°39'49"E., 43.16 feet; thence N.82°42'37"E., 5.68 feet; thence N.71°48'20"E., 82.85 feet; thence N.24°13'05"W., 16.78 feet; thence N.11°34'05"E., 29.58 feet; thence N.50°54'01"E., 96.16 feet; thence N.03°10'21"W., 20.55 feet; thence N.67°34'49"E., 49.02 feet; thence N.80°16'30"E., 43.52 feet; thence N.88°30'25"E., 29.58 feet; thence N.35°44'43"E., 72.87 feet; thence S.09°10'06"E., 41.65 feet; thence S.25°50'42"W., 29.91 feet; thence S.89°25'42"E., 18.95 feet; thence S.31°37'39"E., 25.53 feet to a point of curvature; thence Southeastly, 29.15 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 33°24'05" (chord bearing S.48°19'41"E., 28.74 feet) to a point of tangency; thence S.65°01'44"E., 45.67 feet to a point of curvature; thence Easterly, 32.50 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 37°14'31" (chord bearing S.83°38'59"E., 31.93 feet) to a point of tangency; thence

SCHEDULE "1" - Continued

N.77°43'45"E., 20.28 feet to a point of curvature; thence Northeasterly, 41.28 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 47°18'22" (chord bearing N.54°04'34"E., 40.12 feet) to a point of tangency; thence continue N.30°25'23"E., 5.17 feet; thence S.79°38'40"E., 14.83 feet; thence S.64°59'26"E., 33.93 feet; thence S.58°36'11"E., 78.54 feet; thence S.45°15'13"E., 31.69 feet; thence N.74°18'45"E., 102.05 feet to a point on the West boundary of the South 1/2 of the Southeast 1/4 of the aforesaid Northwest 1/4 of Section 8; thence along said West boundary, S.01°26'59"W., 299.49 feet to a point on the South boundary of said Southeast 1/4 of the Northwest 1/4 of Section 8; thence along said South boundary, S.88°52'55"E., 88.05 feet; thence S.10°01'08"W., 509.08 feet to a point on the Northerly boundary of a 125 foot wide Tampa Electric Company Easement as recorded in Official Record Book 1888, Page 657, Public Records of Hillsborough County, Florida; thence along said Northerly boundary, S.86°55'09"W., 1330.59 feet to a point on the West boundary of the Southwest 1/4 of said Section 8; thence along said West boundary, N.01°16'09"E., 600.38 feet to the POINT OF BEGINNING.

Containing 54.654 acres, more or less.

April 16, 1999  
Revised: April 21, 1999

OR BK 09633 PG 1711



OR BK 09845 PG 0200

2. Section 5(d) of Article X is hereby deleted and in lieu thereof the following is inserted:

Section 5(d). An instrument signed by 75% of the voting members approving such amendment.

3. Section 3 of Article VII is hereby deleted and in lieu thereof the following is inserted:


Section 3. Acceptance of Land. In the event that the Declarant conveys, from time to time, any portion or portions of the real property contained within the real property described in Exhibit "A" attached hereto to the Association, the Association is irrevocably bound to accept such conveyance. Conveyance of all of the Common Areas shall be conveyed by the Declarant to the Association at the time of the conveyance of the first Lot to an Owner.

4. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specifically amended hereinabove, is hereby ratified and confirmed in its entirety.

5. This Amendment shall be effective immediately upon its recording in the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this Second Amendment to Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1 to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Print Name: Rosemary Rivera  
Print Name: Rosemary Rivera

THE RYLAND GROUP, INC.,  
a Maryland corporation

By:   
Print Name: Thomas C. Fry  
As: Vice President

(CORPORATE SEAL)

OR 00045 PG 0201

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of SEPTEMBER, 1998, by THOMAS C. FAY, as VICE President of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of the corporation. [He] [She] [is personally known to me] [has produced a Florida driver license as identification].

Connie C. Holt  
Notary Public  
Print Name: CONNIE C. HOLT  
My commission expires:

30420.90751  
R1 00002 v1 - 30420 Second Amendment  
07/18/99 3:48 PM



Connie C. Holt  
MY COMMISSION EXPIRES 08/01/2002  
MEMPHIS, TENNESSEE

\*\*\*\*\*

Prepared by and returned to:  
Roger A. Larson, Esq.  
Johnson, Blakely, Pope, Baker,  
Harold S. Burns, P.A.  
811 Chestnut Street  
Clearwater, FL 33768

INDEX # 2000311741  
CR BK 10441 PG 0926  
RECORDED IN/2000 09-10 AM  
BOOKED BY/09-10 AM  
RECORDED BY/09-10 AM  
INDEX BY/09-10 AM

**THIRD AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
WESTCHESTER PHASE 1**

THIS AMENDMENT is made this 14th day of October  
2000, by THE RYLAND GROUP, INC., a Maryland corporation, hereinafter  
referred to as "Declarant", whose mailing address is 28750 U.S. Highway 19  
North, Suite 301, Clearwater, FL 33761.

**WITNESSETH:**

WHEREAS, Declarant heretofore imposed certain covenants, conditions  
and restrictions upon real property in Hillsborough County, Florida, by virtue of  
that certain Declaration of Covenants, Conditions and Restrictions for  
Westchester Phase 1 on April 12, 1999, as recorded in O.R. Book 9574, Page  
79, and amended by the First Amendment recorded in O.R. Book 8633, Page  
1707; and amended by the Second Amendment recorded in O.R. Book 8845,  
Page 198, and further amended by Supplement to Declaration recorded in O.R.  
Book 10202, Page 1858, all of the Public Records of Hillsborough County,  
Florida (herein, together with any amendments heretofore or hereafter made,  
collectively called the "Declaration"); and

WHEREAS, Declarant reserved the right in the Declaration pursuant to  
Section 6 of Article X, to amend the Declaration without the approval or joinder of  
the Association, other Owners, or any other party; and

WHEREAS, Declarant desires to amend Exhibit "A" of the Declaration by  
the addition of "WESTERCHESTER PHASE 3", being more particularly  
described on Schedule "1" attached hereto and incorporated herein  
(Reference is made to the Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1, recorded in O.R. Book 9574, Page 79, and amended by the First Amendment recorded in O.R. Book 8633, Page 1707, and the Second Amendment recorded in O.R. Book 8845, Page 198, and Supplement to Declaration recorded in O.R. Book 10202, Page 1858, all of the Public Records of Hillsborough County, Florida.)

WHEREAS, Declarant is the owner in fee simple of the WESTCHESTER  
PHASE 3;

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

OR BK 10441 PG. 0927

1. All of the above recitals are true and correct and incorporated herein by reference.

2. Exhibit 'A' of the Declaration is hereby amended by the addition of WESTCHESTER PHASE 3, and WESTCHESTER PHASE 3 shall be subject to each and every term, condition, covenant and restriction of the Declaration as it exists and as it may be and may have been amended from time to time.

3. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specifically amended hereinabove, is hereby ratified and confirmed in its entirety.

4. This Amendment shall be effective immediately upon its recording in the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this Second Amendment to Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1 to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered in the presence of:

THE RYLAND GROUP, INC., a Maryland corporation

Sally Robinson  
Print Name: SALLY ROBINSON

William G. Knight  
Print Name: WILLIAM G. KNIGHT  
As: VICE PRESIDENT

Nancy Engelmann  
Print Name: NANCY ENGELMANN

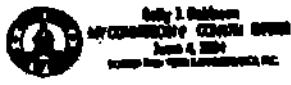
(CORPORATE SEAL)

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 11th day of OCTOBER, 1999, by WILLIAM G. KNIGHT as VICE President of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of the corporation. (He) (She) (is personally known to me) (has produced a Florida drivers license as identification).

Sally J. Robinson  
Print Name: SALLY J. ROBINSON  
My commission expires:

38420 09701  
6223188 v1 - THIRD AMENDMENT  
8/28/00 1:40 PM



**DESCRIPTION:** A parcel of land lying in the Northwest 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida and being more particularly described as follows:

From the Northwest corner of said Section 8, run thence along the West boundary of said Northwest 1/4 of Section 8, S.01°20'11"W., 671.84 feet to a point on the Northernly boundary of a 100 foot wide Florida Power Easement as recorded in Official Records Book 9484, Page 1888, Public Records of Hillsborough County, Florida, also being a point on the Northernly boundary of a 100 foot wide Florida Power Easement as recorded in Official Records Book 6113, Page 210, Public Records of Hillsborough County, Florida, and said point also being the POINT OF BEGINNING; thence along said Northernly boundary, N.88°08'53"E., 728.84 feet to a point on a curve on the Westernly right-of-way line of COUNTRYWAY BOULEVARD, as recorded in Official Records Book 9484, Page 1888, Public Records of Hillsborough County, Florida; thence along said Westernly right-of-way line and the Westernly right-of-way line of COUNTRYWAY BOULEVARD, as recorded in Official Records Book 9484, Page 1884, Public Records of Hillsborough County, Florida, southeasterly, 788.79 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 22°26'54" (chord bearing S.38°18'44"E., 780.80 feet) to the Northeast corner of TRACT "B-1", according to the plat of WESTCHESTER PHASE 1, as recorded in Plat Book 84, Page 91, Public Records of Hillsborough County, Florida; thence along the Northernly boundary of said WESTCHESTER PHASE 1, S.88°08'53"W., 522.08 feet to the Northeast corner of WESTCHESTER PHASE 2A, according to the plat thereof as recorded in Plat Book 87, Page 13, Public Records of Hillsborough County, Florida; thence along the Northernly boundary of said WESTCHESTER PHASE 2A the following three (3) courses: 1) S.88°08'53"W., 384.61 feet; 2) S.01°20'11"W., 445.88 feet; 3) N.88°38'48"W., 288.00 feet to a point on the East boundary of LYMAN COMMERCE PARK - PHASE 1, according to the plat thereof as recorded in Plat Book 81, Page 16, Public Records of Hillsborough County, Florida, also being a point on the store-old West boundary of the Northwest 1/4 of Section 8; thence along said East boundary of LYMAN COMMERCE PARK - PHASE 1, the East boundary of LYMAN COMMERCE PARK - PHASE 2, according to the plat thereof as recorded in Plat Book 84, Page 88, Public Records of Hillsborough County, Florida, and also being said West boundary of the Northwest 1/4 of Section 8, N.01°20'11"E., 1131.04 feet to the POINT OF BEGINNING.

Containing 18.457 acres, more or less.

Which has been platted as WESTCHESTER PHASE 3, according to the plat thereof recorded in Plat Book 88, pages 72-1 through 72-6, inclusive, Public Records of Hillsborough County, Florida.

\*\*\*\*\*

Prepared by and filed by  
Roger A. Larson, Esq.  
Johnson, Blakely, Pope, Boler,  
Ruppel & Burns, P.A.  
911 Chestnut Street  
Clearwater, FL 33758

INSTR # 2001043383

OR BK 10607 PG 1388

RECORDED 02/12/2001 02:05 PM  
EDWARD HEE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DEPUTY CLERK S Edson

**FOURTH AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
WESTCHESTER PHASE 1**

THIS AMENDMENT is made this 2nd day of FEBRUARY, 2001, by THE RYLAND GROUP, INC., a Maryland corporation, hereinafter referred to as "Declarant", whose mailing address is 28750 U.S. Highway 18 North, Suite 301, Clearwater, FL 33781.

**WITNESSETH:**

WHEREAS, Declarant heretofore imposed certain covenants, conditions and restrictions upon real property in Hillsborough County, Florida, by virtue of that certain Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1 on April 12, 1988, as recorded in O.R. Book 9574, Page 79, and amended by the First Amendment recorded in O.R. Book 9833, Page 1707; and amended by the Second Amendment recorded in O.R. Book 9945, Page 198, and further amended by Supplement to Declaration recorded in O.R. Book 10202, Page 1838, and further amended by Third Amendment to Declaration recorded in O.R. Book 10441, page 926, all of the Public Records of Hillsborough County, Florida (herein, together with any amendments heretofore or hereafter made, collectively called the "Declaration"); and

WHEREAS, Declarant reserved the right in the Declaration pursuant to Section 6 of Article X, to amend the Declaration without the approval or joinder of the Association, other Owners, or any other party; and

WHEREAS, Declarant desires to amend Section 8 of Article VIII of the Declaration by the amending the material of fences to include polyvinyl chloride (PVC); and

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

1. All of the above recitals are true and correct and incorporated herein by reference.

2. Section 8 of Article VII is hereby amended and replaced by the following language:



"Such fences shall only be made of cypress or other wood material or polyvinyl chloride (PVC). Fences shall conform to all manufacturers' specifications. In the case of PVC fences, all fences shall be white. Gates shall be in the same style and color as the fence type."

3. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specifically amended hereinabove, is hereby ratified and confirmed in its entirety.


4. This Amendment shall be effective immediately upon its recording in the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1 to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Print Name: Thomas R. Thompson  
  
Print Name: Angela Anderson

THE RYLAND GROUP, INC.,  
a Maryland corporation

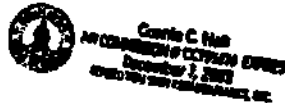
  
By: William E. Wainwright  
As: President

(CORPORATE SEAL)

STATE OF FLORIDA     )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 22 day of FEBRUARY, 2001, by MILLIE G. WRIGHT, as President of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of the corporation. [He] [She] [It] personally known to me [has produced a Florida drivers license as identification].

Connie C. Holt.  
Notary Public  
Print Name: CONNIE C. HOLT  
My commission expires:



20420 00761  
022808 v1 - Fourth Amendment to Notarization  
1/22/01 1:29 PM