

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF**

LITHIA RIDGE HOMEOWNER'S ASSOCIATION, INC.

THIS FIRST AMENDMENT TO DECLARATION, made this 10 day
of MARCH, 1994, by **LITHIA RIDGE HOMEOWNER'S ASSOCIATION, INC.**,
a Florida Non-Profit Corporation, hereinafter called the "LITHIA RIDGE".

WITNESSETH

WHEREAS, LITHIA RIDGE PARTNERSHIP, hereinafter referred to as the "Declarant", has heretofore recorded in the Public Records of Hillsborough County, Florida, at Official Records Book 5075, Page 1180, et. seq., that certain "Declaration of Covenants, Conditions and Restrictions for Lithia Ridge" for the purpose of imposing a common plan of development and enjoyment upon, and to protect the value and desirability of the real property situate in Hillsborough County, Florida, described in Exhibit "A" attached hereto and incorporated by reference; and

WHEREAS, RANCH ROAD GROVE PARTNERSHIP, hereinafter referred to as "RANCH ROAD" is the sole owner of certain land in Hillsborough County, Florida, known as Ranch Road Grove and more fully described in Exhibit "B" attached hereto and incorporated by reference, and RANCH ROAD desires to have this property annexed to the existing Lithia Ridge Subdivision for the purposes of the extension and application of the existing Covenants, Conditions, and Restrictions; and

WHEREAS, pursuant to Article VII(a), "Annexation", of the Declaration, RANCH ROAD delivered a formal request to the Board of Directors to have Ranch Road Grove annexed into LITHIA RIDGE; and

WHEREAS, upon receipt of RANCH ROAD'S formal request for annexation, the Board of Directors voted to call a special meeting of the members pursuant to Article III, Section (1) of the By-Laws of LITHIA RIDGE; and

WHEREAS, a proper special meeting was held and the requisite two-thirds (2/3) majority of votes to complete the annexation were received; and

WHEREAS, Article VII, "Annexation and Merger", section 1(a), of the Declaration provides that the same may be amended to annex contiguous land by a duly executed and recorded instrument approved by the members of LITHIA RIDGE holding two-thirds (2/3) of the votes of each class of membership of LITHIA RIDGE entitled to vote thereon; and

THIS INSTRUMENT PREPARED BY AND RETURNED TO:

Michael J. McDermott, Esquire
791 West Lumsden Road, Brandon, FL 33511

NOW THEREFORE, LITHIA RIDGE hereby amend the Declaration of Covenants, Conditions and Restrictions for LITHIA RIDGE to annex and include the property described in Exhibit "B" attached hereto.

IN WITNESS WHEREOF, LITHIA RIDGE and the undersigned have caused this instrument to be duly executed.

Signed, sealed and delivered
in our presence:

LITHIA RIDGE HOMEOWNER'S
ASSOCIATION, INC.

LaVonne Hangen
Witness (Name) LaVonne Hangen

By: John Anderson
JOHN ANDERSON
As its President

William E. Hangen
Witness (Name) William E. Hangen

Robert M. McConnell
Secretary - Attest
Robert M. McConnell
"SEAL"

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH }

The foregoing instrument was acknowledged before me this 10 day of MARCH, 1994, by JOHN ANDERSON, President of LITHIA RIDGE HOMEOWNER'S ASSOCIATION, INC., who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did (did not) take an oath.



Janet A. Green
(Name) JANET A. GREEN
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH }

The foregoing instrument was acknowledged before me this 10 day of MARCH, 1994, by ROBERT M. McCONNELL, Secretary of LITHIA RIDGE HOMEOWNER'S ASSOCIATION, INC., who is personally known to me or who has produced PERSONALLY KNOWN as identification and who did (did not) take an oath.



Janet A. Green
(Name) JANET A. GREEN
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires:

OFF.
REC. 7323PG1549

EXHIBIT B

The fifty (50) single family lots being legally described as Ranch Road Groves Unit 1 A as recorded in Plat Book 73, Page 36 in the public records of Hillsborough County, Florida.