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05/20/11 K. Kraengel, Dpty Clerk

PAULA S. O'NEIL, PH.D. PASCO CLERK & COMPTROLLER
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Prepared by and return to:
Richard A. Schlosser, Esq.
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File No.: 14245

**SECOND AMENDMENT TO LONE STAR RANCH MASTER
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS**

This Second Amendment to Lone Star Ranch Master Declaration of Covenants, Conditions, Restrictions and Easements is made as of this 12th day of May, 2011, by STANDARD PACIFIC OF TAMPA, a Florida general partnership, herein referred to as "Developer".

RECITALS:

WHEREAS, Developer executed the Lone Star Ranch Master Declaration of Covenants, Conditions, Restrictions and Easements on the real property described therein recorded in O.R. Book 6521, Page 1836 of the Public Records of Pasco County, Florida, as amended by the First Amendment recorded in O.R. Book 8041, Page 1979 of the Public Records of Pasco County, Florida (hereafter, the "Declaration")

WHEREAS, Developer desires to amend the Declaration and

WHEREAS, pursuant to the authority given Developer in Article XI, Section 1.(a)(i) Developer has the right to amend the Declaration without consent of any other party as long as Developer still owns any Dedicated Parcels and Developer certifies that it still owns 174 Dedicated Parcels governed by the Declaration, and

NOW THEREFORE, Developer hereby amends the Declaration as follows (all capitalized terms used herein have the same meanings as defined in the Declaration. Additions to previous text are indicated by underlining; deletions from previous text are indicated by striking through):

1. Recitals. The recitals hereto are acknowledged as true and correct and are incorporated herein by reference.
2. Amendment. The Declaration is hereby amended as follows:

The first full paragraph of Article X, Section 13 is deleted and the following new first full paragraph of Section 13 is inserted in lieu thereof:

Section 13. Fences, Walls, and Hedges. All fences, walls and hedges shall be subject to the prior written approval of the ACC as to location, height, materials, style and finish, and shall comply with all governmental requirements. Fences shall be erected so that the posts shall be placed on the inside of the fence, and the side without any supports shall face out from the Lot. No fences may be erected, placed or maintained on any Lot unless approved in writing in advance by Developer or the ACC and no such fences shall be higher than six feet (6'). All fences shall be of wood black powder coated aluminum or PVC material. Wood fences shall be of shadow box or board on board style and ~~may~~ be sealed in a clear finish. PVC fences shall be of a solid panel design (e.g., to conceal a utility building, storage building or playground equipment) or a picket style design. No chain link fence shall be placed on or permitted to remain on any Lot or any part thereof. Each fence which is built as part of the original construction of the

improvements upon the Lot(s) or placed by the Developer on the dividing lines between the Lots shall be treated in law as if it were a party wall; and no such fence shall be deemed to be an encroachment and the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply hereto. The reasonable cost of repair and maintenance of a fence shall be shared equally by the Lot Owners whose property is contiguous to the fence. Developer may, but shall not be obligated, to install as part of the original construction a fence and/or wall on the property line of Lots 1 through 11, Block 5; Lot 1, Block 1; Lots 1 and 21, Block 2, Lot 1, Block 3; and Lots 5 through 9, Block 7 of the Proposed Plat where the property line(s) of such Lots abut the buffer easements depicted on the Proposed Plat as Tracts "C", "E", "F", "J" and "Q". In the event that Developer installs a fence and/or wall in such location, the Owner of each of said Lots shall be responsible for maintenance and repair of the interior of the fence or wall that is erected on the property line of their Lot. Additionally, the following rules with respect to fences, walls and hedges shall apply:

[sub-sections (a) through (f) remain unaltered by the foregoing amendment]

3. Ratification Of Declaration. Except as modified hereby, the Lone Star Master Declaration is unchanged, remains in full force and effect and is hereby ratified by the Developer.

IN WITNESS WHEREOF, the Developer has caused this First Amendment to be duly executed the date stated above.

WITNESSES:

STANDARD PACIFIC OF TAMPA, a Florida general partnership

By: Standard Pacific of Tampa GP, Inc., a Delaware corporation, its managing general partner

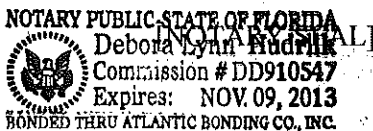
Deborah L. Hudrlik
Print Name: Deborah L. Hudrlik

Candace Medutt
Print Name: Candace Medutt

By: [Signature]
Print Name: David Pelletz
Its: President
Address: 405 N. Reo St., Suite 330
Tampa, Florida 33609

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day of May, 2011, by DAVID PELLETZ as President of STANDARD PACIFIC OF TAMPA GP, INC., a Delaware corporation, as managing general partner of Standard Pacific of Tampa, a Florida general partnership. He is personally known to me or [] has produced a _____ Driver's License for identification.



Deborah Lynn Hudrlik
Notary Public
Print Name Deborah Lynn Hudrlik
My Commission Expires: 11-09-13