

S/H



Rcpt: 1948131 Rec: 61.00
DS: 0.00 IT: 0.00
04/12/2018 J. G., Dpty Clerk

Prepared By & Return To:
Gary N. Strohauer, Esquire
STROHAUER & MANNION, P.A.
1150 Cleveland Street, Suite 300
Clearwater, Florida 33755

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/12/2018 03:00pm 1 of 7
OR BK 9708 PG 471

**SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That this Second Amendment to the Declaration of Covenants, Conditions and Restrictions for EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC. (the "Second Amendment") is made and entered into this 20th day of March, 2018, effective the 20th day of March, 2018, by EPPERSON RANCH, LLC, a Florida limited liability company, hereinafter referred to as Declarant.

W I T N E S S E T H:

WHEREAS, the Epperson South Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions (the "Declaration"), was executed on the 18th day of November, 2016, and recorded in O.R. Book 9462, Pages 3859 through 3937, of the Public Records of Pasco County, Florida, (the "Declaration"), and as modified and amended by a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. recorded on the 16th day of October, 2017, in O.R. Book 9618, Pages 3856 through 3907, of the Public Records of Pasco County, Florida, (the "Declaration"); and

WHEREAS, Declarant desires to submit additional real property to the terms of the Declaration in accordance with the provisions of Article III of the Declaration; and

NOW, THEREFORE, the Declarant does hereby declare:

1. By virtue of the authority reserved in Article III, of the Declaration, the real property is annexed to and made subject to the provisions of the Declaration:

EPPERSON RANCH SOUTH, PHASE 2

DESCRIPTION: A parcel of land lying in Sections 27, 33 and 34, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 34, run thence along the West boundary of said Northwest 1/4, S.00°28'26"E., a distance of 176.19 feet to a point on the North boundary of BRIDGEWATER PHASE 3, according to the plat thereof, as recorded in Plat

Book 49, Page 90 of the Public Records of Pasco County, Florida, and the POINT OF BEGINNING; thence along said North boundary, S.79°27'40"W., a distance of 650.49 feet to a point on the East boundary of WILLIAMS DOUBLE BRANCH ESTATES, according to the plat thereof, as recorded in Plat Book 12, Page 106 of the Public Records of Pasco County, Florida; thence along said East boundary, N.00°08'32"E., a distance of 286.32 feet to the Northeast corner of said WILLIAMS DOUBLE BRANCH ESTATES; thence along the North boundary of said WILLIAMS DOUBLE BRANCH ESTATES, S.89°57'31"W., a distance of 11.98 feet to the Southeast corner of PALM COVE PHASE 2, according to the plat thereof, as recorded in Plat Book 54, Page 111 of the Public Records of Pasco County, Florida; thence along the East boundary of said PALM COVE PHASE 2, N.00°29'02"W., a distance of 2521.40 feet; thence N.89°29'12"E., a distance of 58.35 feet; thence Easterly, 774.26 feet along the arc of a tangent curve to the left having a radius of 1376.00 feet and a central angle of 32°14'23" (chord bearing N.73°22'01"E., 764.09 feet); thence N.57°14'50"E., a distance of 475.34 feet to the Northwest corner of EPPERSON RANCH SOUTH PHASE 1, according to the plat thereof, as recorded in Plat Book 73, Page 122 of the Public Records of Pasco County, Florida; thence along the West boundary of said EPPERSON RANCH SOUTH PHASE 1 the following twenty-five (25) courses: 1) S.29°37'31"E., a distance of 325.45 feet; 2) S.57°23'11"E., a distance of 33.74 feet; 3) N.32°36'49"E., a distance of 175.49 feet; 4) Easterly, 491.20 feet along the arc of a tangent curve to the right having a radius of 267.00 feet and a central angle of 105°24'27" (chord bearing N.85°19'03"E., 424.80 feet); 5) S.41°58'44"E., a distance of 35.98 feet; 6) S.26°47'52"E., a distance of 76.91 feet; 7) S.39°53'39"E., a distance of 67.96 feet; 8) S.35°37'18"E., a distance of 51.90 feet; 9) S.24°47'54"E., a distance of 51.89 feet; 10) S.13°55'51"E., a distance of 51.89 feet; 11) S.07°14'51"E., a distance of 54.63 feet; 12) S.07°10'14"E., a distance of 165.00 feet; 13) S.02°56'51"W., a distance of 55.87 feet; 14) S.13°15'37"W., a distance of 117.38 feet; 15) S.07°10'14"E., a distance of 147.92 feet; 16) Easterly, 269.59 feet along the arc of a non-tangent curve to the right having a radius of 760.00 feet and a central angle of 20°19'28" (chord bearing N.86°57'28"E., 268.18 feet); 17) S.07°07'13"W., a distance of 70.00 feet; 18) Southwesterly, 807.60 feet along the arc of a non-tangent curve to the left having a radius of 690.00 feet and a central angle of 67°03'41" (chord bearing S.63°35'22"W., 762.29 feet); 19) S.30°03'32"W., a distance of 54.05 feet; 20) Southerly, 441.42 feet along the arc of a tangent curve to the left having a radius of 391.00 feet and a central angle of 64°41'04" (chord bearing S.02°17'00"E., 418.35 feet); 21) S.55°22'28"W., a distance of 51.49 feet; 22) S.50°03'12"E., a distance of 99.58 feet; 23) S.47°41'37"E., a distance of 192.37 feet; 24) Southerly, 554.54 feet along the arc of a tangent curve to the right having a radius of 551.00 feet and a central angle of 57°39'48" (chord bearing S.18°51'43"E., 531.43 feet); 25) S.80°10'40"E., a distance of 48.37 feet to a point on the North boundary of BRIDGEWATER PHASE 4, according to the plat thereof, as recorded in Plat Book 51, Page 1 of the Public Records of Pasco County, Florida; thence along said North boundary, S.01°13'31"W., a distance of 378.33 feet; thence along the North boundaries of said BRIDGEWATER PHASE 4 and the aforesaid BRIDGEWATER PHASE 3, S.79°27'40"W., a distance of 1385.36 feet to the POINT OF BEGINNING.

Containing 125.100 acres, more or less.

EPPERSON RANCH SOUTH, PHASE 3 (LESS TOWN CENTER)

DESCRIPTION: A parcel of land lying in Section 34, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Tract B-1, EPPERSON RANCH SOUTH PHASE 1 according to the plat thereof as recorded in Plat Book 73, Page 122 of the Public Records of Pasco County, Florida; thence along the South boundary of said EPPERSON RANCH SOUTH PHASE 1, S10°22'13"W, a distance of 1200.23 feet to the POINT OF BEGINNING; thence S36°50'20"E, a distance of 951.95 feet; thence S45°01'16"E, a distance of 102.75 feet to a point on the North Right of Way line of Curley Road (County Road 577); thence along said North Right of Way line S.39°39'50"W., a distance of 1103.56 feet; thence N.50°20'19"W., a distance of 598.06 feet; thence S.61°17'35"W., a distance of 1242.94 feet; thence N.01°13'33"E., a distance of 1417.32 feet to a point on the South Boundary of the aforesaid EPPERSON RANCH SOUTH PHASE 1; thence along the South boundary of said EPPERSON RANCH SOUTH PHASE 1 the following eighteen (18) courses: 1) N.51°54'16"E., a distance of 670.07 feet; 2) N.39°19'41"E., a distance of 39.25 feet; 3) N.50°52'49"W., a distance of 203.62 feet; 4) Northwesterly, 427.39 feet along the arc of a tangent curve to the right having a radius of 479.00 feet and a central angle of 51°07'20" (chord bearing N.25°19'09"W., 413.35 feet); 5) N.00°14'31"E., a distance of 349.36 feet; 6) Northerly, 89.21 feet along the arc of a tangent curve to the left having a radius of 283.00 feet and a central angle of 18°03'40" (chord bearing N.08°47'19"W., 88.84 feet); 7) N.17°49'09"W., a distance of 368.66 feet; 8) Easterly, 286.46 feet along the arc of a non-tangent curve to the left having a radius of 630.00 feet and a central angle of 26°03'09" (chord bearing N.72°10'51"E., 284.00 feet); 9) S.17°49'09"E., a distance of 368.66 feet; 10) Southerly, 178.73 feet along the arc of a tangent curve to the right having a radius of 567.00 feet and a central angle of 18°03'40" (chord bearing S.08°47'19"E., 177.99 feet); 11) S.00°14'31"W., a distance of 349.36 feet; 12) Southeasterly, 173.99 feet along the arc of a tangent curve to the left having a radius of 195.00 feet and a central angle of 51°07'20" (chord bearing S.25°19'09"E., 168.27 feet); 13) S.50°52'49"E., a distance of 247.92 feet; 14) Southeasterly, 127.50 feet along the arc of a tangent curve to the right having a radius of 392.00 feet and a central angle of 18°38'07" (chord bearing S.41°33'46"E., 126.94 feet); 15) Easterly, 214.07 feet along the arc of a non-tangent curve to the right having a radius of 317.00 feet and a central angle of 38°41'32" (chord bearing S.84°42'51"E., 210.03 feet); 16) Southeasterly, 163.42 feet along the arc of a compound curve to the right having a radius of 661.00 feet and a central angle of 14°09'54" (chord bearing S.58°17'08"E., 163.00 feet); 17) N.38°35'04"E., a distance of 38.51 feet; 18) N.87°26'13"E., a distance of 359.76 feet to the POINT OF BEGINNING.

Containing 75.3156 acres, more or less.

The real property described in this Paragraph 1 shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in the Declaration, which shall run with such real property and be binding on all parties having any right, title or interest in such real property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

2. Except as herein modified and amended, the original Epperson South Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions, as amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions, shall remain in full force and effect as first written.

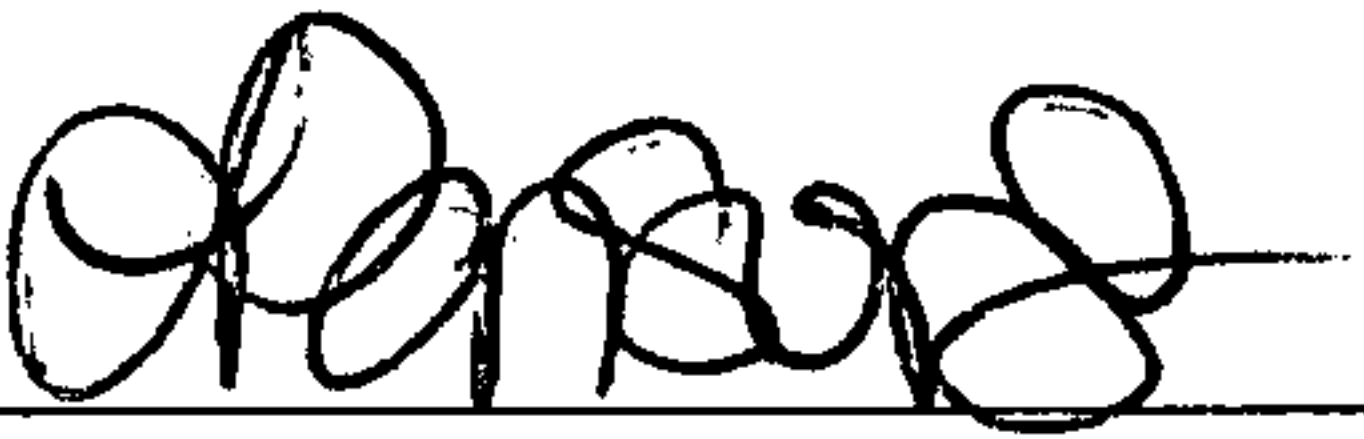
3. This Second Amendment to Declaration is adopted by Declarant in accordance with the provisions of Article XII of the Declaration.


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

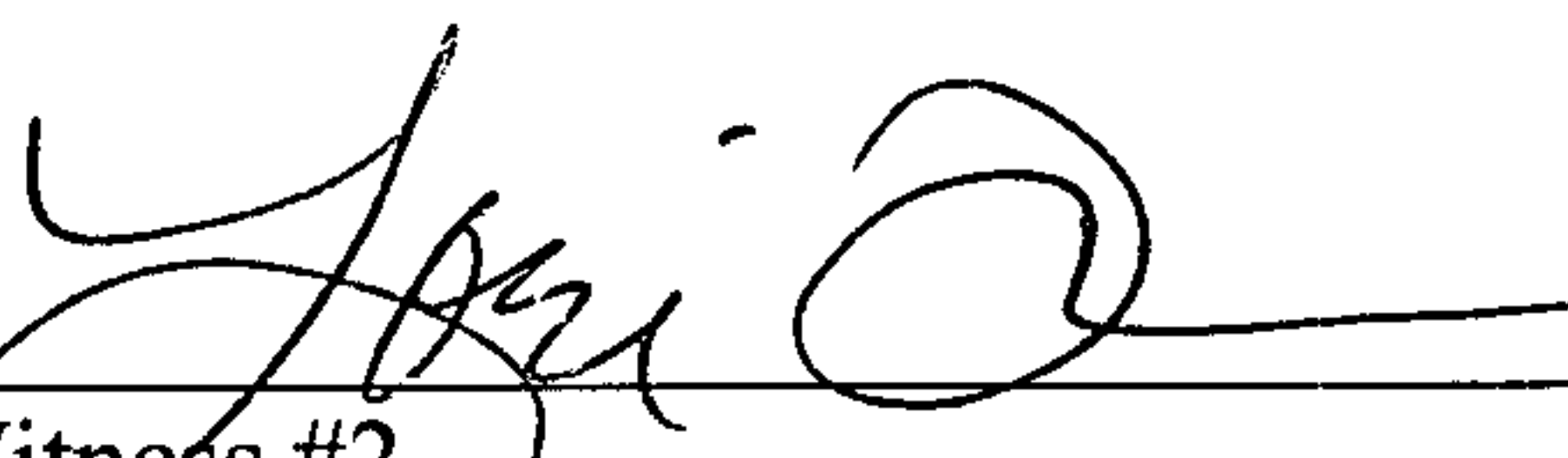
WITNESSES:

DECLARANT:

EPPERSON RANCH, LLC
a Florida limited liability company

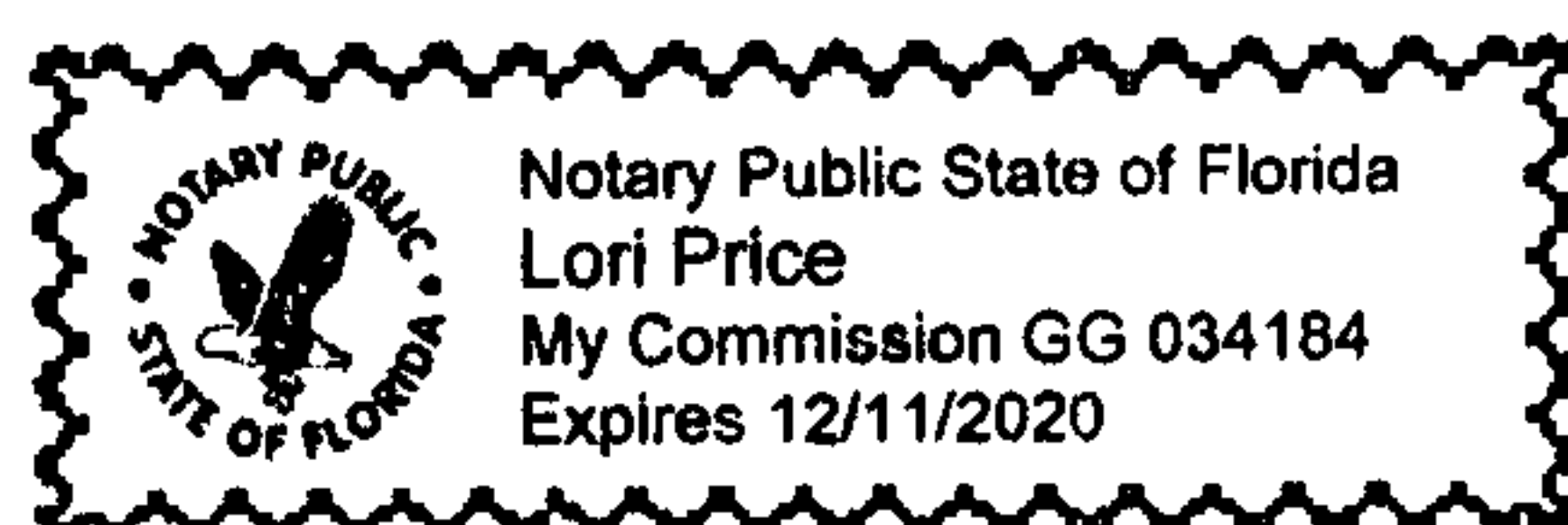

Witness #1
Lauren Parsons
Printed Name


By: 
John M. Ryan
Its Manager


Witness #2
Lori Price
Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20th day of March, 2018, by John M. Ryan, as Manager of EPPERSON RANCH, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.




Notary Public, State of Florida
My Commission Expires: 12/11/2020

JOINDER AND CONSENT

The undersigned hereby joins in and consents to the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc.

IN WITNESS WHEREOF the said homeowners association has duly executed this instrument this 20th day of March, 2018.

Signed, sealed and delivered
in the presence of:

EPPERSON SOUTH HOMEOWNERS
ASSOCIATION, INC.

Witness: [Signature]

Print Name: Lauren Parsons

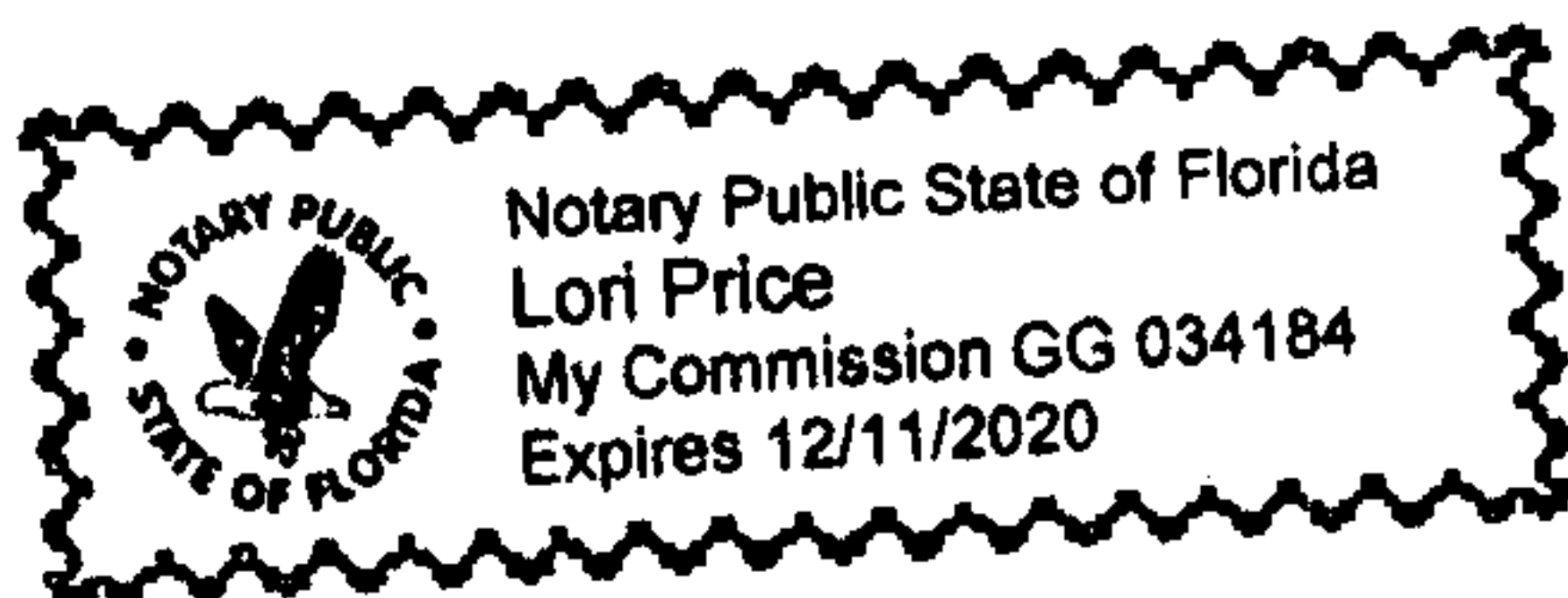
By: [Signature]
John M. Ryan, President

Witness: [Signature]

Print Name: Lori Price

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The forgoing instrument was acknowledged before me this 20th day of March, 2018, by John M. Ryan, as President of Epperson South Homeowners Association, Inc., on behalf of the association. He is personally known to me.



[Signature]
Notary Public, State of Florida
My Commission Expires: 12/11/2020

JOINDER AND CONSENT

The undersigned hereby joins in and consents to the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. and by the execution hereof, joins in and consents to the placing of the foregoing Declaration on the Property described as Epperson Ranch South Phase 3 (Less Town Center) to the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. and further agrees and acknowledges that the Property described as Epperson Ranch South Phase 3 (Less Town Center) shall be held subject to the Declaration.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC has duly executed this instrument effective as of the Effective Date referred to on the first page of the Second Amendment to which this Joinder and Consent is attached.

Signed, sealed and delivered
in the presence of:

PULTE HOME COMPANY, LLC

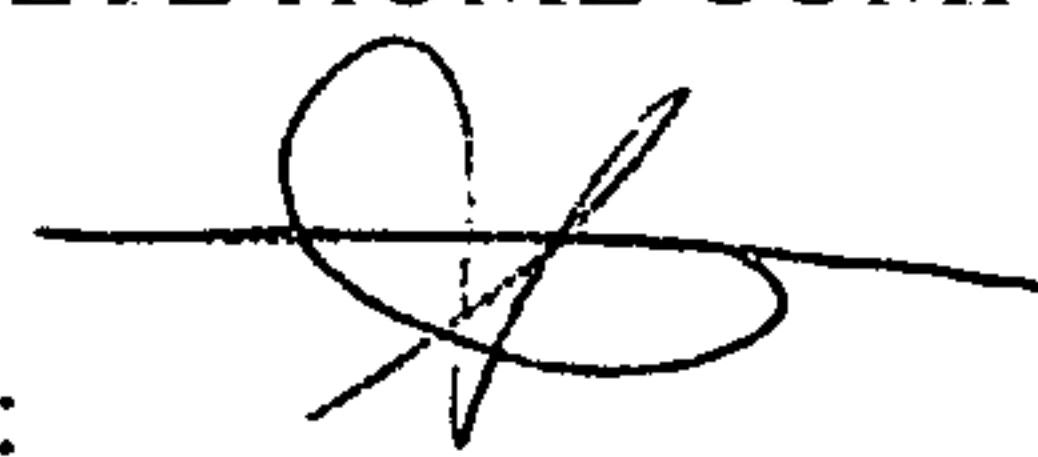
Witness:



Print Name:

Snezana Gurcinovska

By:



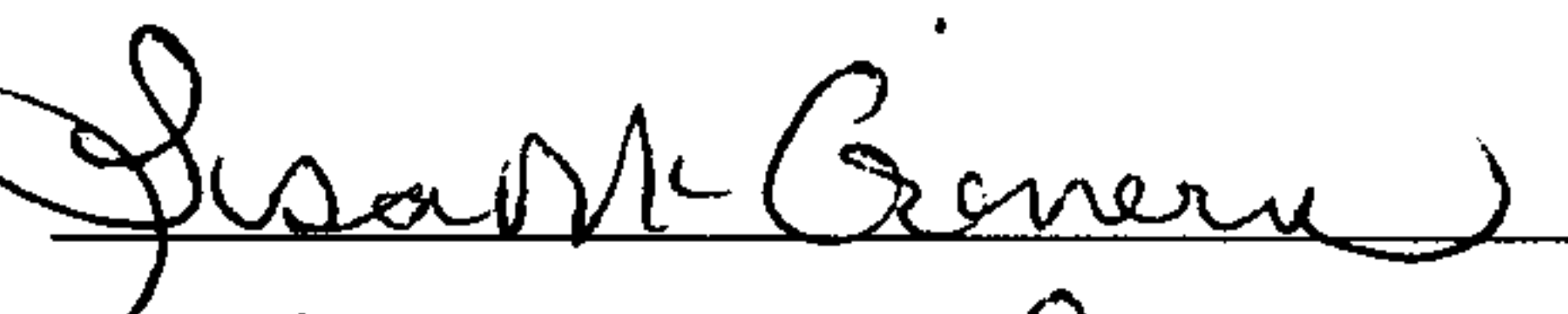
Name:

Sean Strickler

Title:

Division President

Witness:



Print Name:

Lisa McGovern

STATE OF

Hillsborough

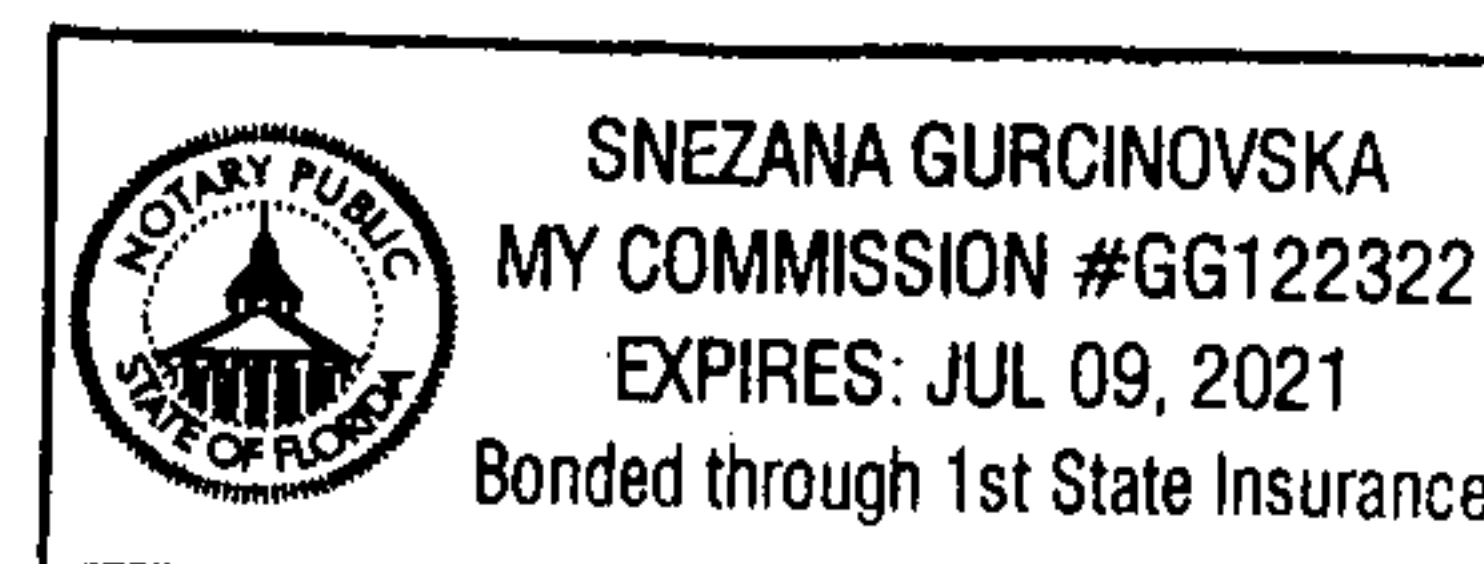
COUNTY OF

Florida

The forgoing instrument was acknowledged before me this 31 day of March, 2018, by Sean Strickler, as _____ of PULTE HOME COMPANY, LLC on behalf of the company. He is personally known to me.



Notary Public, State of Florida
My Commission Expires:



JOINDER AND CONSENT


The undersigned hereby joins in and consents to the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. and by the execution hereof, joins in and consents to the placing of the foregoing Declaration on the Property described as Epperson Ranch South Phase 2 to the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Epperson South Homeowners Association, Inc. and further agrees and acknowledges that the Property described as Epperson Ranch South Phase 2 shall be held subject to the Declaration.

IN WITNESS WHEREOF, D.R. HORTON, INC. has duly executed this instrument effective as of the Effective Date referred to on the first page of the Second Amendment to which this Joinder and Consent is attached.

Signed, sealed and delivered
in the presence of:

D.R. HORTON, INC.

Witness:



Print Name:

John Sugar

By:



Name: Darren M. Saltzberg

Title: Division President

Witness:



Print Name:

Brian M. Micheli

STATE OF FLORIDA

COUNTY OF Hillsborough

The forgoing instrument was acknowledged before me this 29th day of March, 2018, by Darren M. Saltzberg as Division President of D.R. HORTON, INC. on behalf of the company. He is personally known to me.



Notary Public, State of Florida

My Commission Expires: