

FIRST AMENDMENT
TO
DECLARATION
OF
PROTECTIVE COVENANTS
FOR
GRAND OAKS AT PANTHER RIDGE

THIS FIRST AMENDMENT (the "First Amendment") is made as of the 28th day of February, 2001, by **PANTHER RIDGE COMMUNITIES, LTD.**, a Florida limited partnership (the "Declarant").

WITNESSETH:

WHEREAS, Declarant has heretofore executed and filed of record, that certain Declaration of Protective Covenants for Grand Oaks at Panther Ridge, dated April 12, 2000, and, recorded in OR Book 1635, Page 5669, of the Public Records of Manatee County, Florida, as amended and supplemented (the "Declaration"); and

WHEREAS, Declarant wishes to amend the Declaration, pursuant to Section 11.05(a) thereof;

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. **Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used herein shall have the meaning given them in the Declaration unless the context otherwise clearly indicates.

2. **Creation of New Section 8.16.** A new Section 8.16 is hereby created and added to the Declaration, to read as follows:

"8.16. Vehicular Restriction on Common Property. The Common Property shall not be used by motorized vehicles, such as but not necessarily limited to automobiles, trucks, tractors, motorcycles, golf carts, all terrain vehicles or motor scooters; provided, however, that this provision shall not apply to emergency vehicles carrying out official duties or to vehicles reasonably necessary for carrying out construction or maintenance thereof. The Board may, in the exercise of its discretion, authorize limited vehicular use of specific areas within the Common Property that are deemed to be consistent with the purposes of the Common Property, on such terms and conditions as the Board may determine."

3. **Covenant and Ratification.** Declarant covenants that the Turnover Date has not occurred. The Declaration, as amended hereby is hereby, ratified and confirmed.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed in its name by its general partner thereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Deborah L. Osgood
Witness

Deborah L. Osgood
Print Name of Witness

Marilyn E. Remick
Witness

Marilyn E. Remick
Print Name of Witness

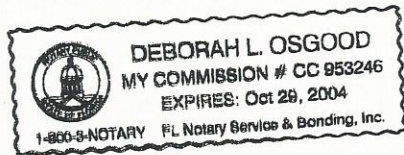
**PANTHER RIDGE COMMUNITIES, LTD, a
Florida limited partnership**

By: **PANTHER RIDGE COMMUNITIES, INC.**
a Florida corporation, its general partner

By: [Signature]
Jeffrey D. Gravely, its Vice President
3651 Cortez Road West, Ste. 300
Bradenton, FL 34210

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 28th day of February 2001, by Jeffrey D. Gravely, as Vice President of Panther Ridge Communities, Inc., a Florida corporation, on behalf of the corporation, as general partner of Panther Ridge Communities, Ltd., a Florida limited partnership, on behalf of the partnership, (U) who is personally known to me or () who has produced n/a as identification.



Deborah L. Osgood
Notary Public

Print Name: Deborah L. Osgood

My Commission Expires: 10/29/2004

This Instrument was prepared by:
David K. Deitrich, Esquire
Dye, Deitrich, Prather, Petruff & St. Paul, P.L.
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Bradenton, FL 34205
941/748-4411

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R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.