

Prepared by and Return to:
Mary Chadwick, Secretary/Treasurer
SUNDANCE TRAILS HOMEOWNERS ASSOC., INC.
P.O. BOX 6021
SUN CITY CENTER, FL 33571

INSTR # 2004418228

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Pgs 0189 - 190 (2pgs)

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RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
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SCRIVENER ERROR CORRECTIONS

Please take notice to this correction of scrivener errors in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE TRAILS, made on this 27 day of October, 2004, by Mary Chadwick, Secretary/Treasurer of The Board of Director's of THE SUNDANCE TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is PO Box 6021, Sun City Center, FL 33571.

The following corrections arise due to the subdivision platting nomenclature at the time of actual platting being changed from when the original DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE TRAILS were filed with the Hillsborough County FL Clerk of Circuit Court.

This is not an amendment to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE TRAILS. This is only a correction of scrivener errors.

Listed below are the corrections:

ARTICLE II PROPERTY RIGHTS

(1) The following portion of Section 2, "Limited Common Areas" is stricken:

~~At the time of this Declaration, the initial Limited Common Areas are the 72' right of way known as Sundance Trail serving the abutting Lots in Phase IB and those proposed 50' R/W (rural service area private road) access roads serving the abutting Lots in Phases IA & IB, and future Phases II, III and IV. Those specific lots that will share equally in the maintenance costs with those similarly situated lots are as follows: Group 1: Phase IB, Residential Tract "A", Phase IB, Block 3, Lots 1-5 inclusive; Phase IB, Block 4, Lots 1-6 inclusive; Group 2: Phase IA, Block 2, Lots 2 & 3, and Phase II, Block 2, Lots 14-23 inclusive; Group 3: Phase IA, Block 2, Lots 5 & 6, and Phase II, Block 2, Lots 8-13, inclusive; Group 4: Phase IB, Block 4, Lots 5 & 6, and Phase III, Block 4, Lots 7-13, inclusive; Group 5: Phase IV, Block 6, Lots 1-5, inclusive.~~

And is replaced with:

(e) At the time of actual platting, the Limited Common Areas are the 50' R/W (rural service area private road) access roads serving the abutting Lots in Phases IA & IB and Phases IIA, IIB and IIC. Those specific lots that will share equally in the maintenance costs with those similarly situated lots are as follows: Group 1: Phase IA, Block 2A Lot 2, Block 2B Lot 3 & 5, Block 2C Lot 6; Group 2: Phase IIA, Block 2D, Lots 8-23 inclusive; Group 3: Phase IIB, Block 4C, Lots 7-12 inclusive; Group 4: Phase IB, Block 4A Lot 5 & Block 4B Lot 6; Group 5: Phase IIC, Block 5, Lots 1-6, inclusive.

These Scrivener Corrections are required due to:

The Limited Common Areas must be updated to reflect the actual plats filed with the Hillsborough County FL Clerk of Circuit Court, Plat Book 87 Page 6, Sundance Trails Phase IA & IB Platted Subdivision - No Improvements - as recorded 12/06/1999, and, Plat Book 89 Page 58, Sundance Trails Phase IIA, IIB & IIC - as recorded 01/29/2001

Additionally, the 72' right of way known, as Sundance Trails is not a "Limited Common Area", it was dedicated to Hillsborough County FL, a political subdivision in the State of Florida, as recorded 9/20/2000, by the Hillsborough County Clerk of Circuit Court, Book 10573 Pages 1751-1753.

THIS IS NOT A
ARTICLE IV
THE ASSOCIATION

(2) The following portion of Section 3, "Common Areas" is updated eliminating references to "the 72' right of way known as Sundance Trail" as being a part of the Limited Common Areas:

Section 3. Common Areas. Subject to the rights of Owners set forth in this Declaration, the Association has exclusive management and control of the Common Areas, its improvements, including but not limited to the Limited Common Areas consisting of four (4) 50' right of ways (Rural Service Area Private Roads) ~~and the 72' right of way known as Sundance Trail~~ serving portions of the subdivision as depicted on the Plat. The Association's duties with respect to the Common Areas include the management and operation of, improvements, equipment and personal property installed by the Declarant on the Common Areas, so as to keep all of the foregoing in good, clean, substantial, attractive, sanitary, safe and serviceable condition, order and repair, the payment of all taxes validly levied, assessed, or imposed with respect to the Common Areas; and the maintenance of adequate public liability and property insurance with respect to the Common Areas. The initial Common Areas in the subdivision are the Limited Common Areas consisting of the four (4) 50' right of ways (Rural Service Area Private Roads) ~~and the 72' right of way known as Sundance Trail~~, serving portions of the subdivision as depicted on the Plat.

These Scrivener Corrections are required due to:

The 72' right of way known, as Sundance Trails is not a "Limited Common Area", it was dedicated to Hillsborough County FL, a political subdivision in the State of Florida, as recorded 9/20/2000, by the Hillsborough County Clerk of Circuit Court, Book 10573 Pages 1751-1753.

I the undersigned do hereby certify: That I am the duly elected and acting Secretary/Treasurer of SUNDANCE TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, and, that the foregoing instrument constitute corrections to scrivener errors in the original DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNDANCE TRAILS.

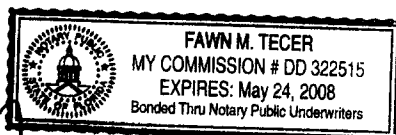
+ Mary Chadwick
Mary Chadwick, Secretary/Treasurer/Director

10-27-2004
Date

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27 day of October 2004, by Mary Chadwick, as Secretary/Treasurer of SUNDANCE TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation and acknowledges to me that she executed the same for the purposes therein expressed and in the capacity therein stated. She is personally known to me or produced FLCL as identification and did/did not take an oath.

Given under my hand and official seal this 27 day of Oct, 2004.



Fawn M. Tecer
Notary Public, State of Florida at large

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