

INSTR # 2003179768

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Prepared by and return to
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File 14220

**FIRST SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF REFLECTIONS FOR PHASES 2A AND 2B**

This First Supplement to Declaration of Covenants, Conditions and Restrictions of Reflections for Phases 2A and 2B is made as of May, 2003, by **WESTFIELD HOMES OF FLORIDA, INC.**, a Florida corporation, 5100 W. Lemon Street, Suite 306, Tampa, Florida 33609, (hereafter referred to as "Declarant"), and **REFLECTIONS OF HILLSBOROUGH ASSOCIATION, INC.**, a Florida not-for-profit corporation, 5100 W. Lemon Street, Suite 306, Tampa, Florida 33609 (hereafter referred to as "Association").

RECITALS:

WHEREAS, Declarant recorded the Declaration of Covenants, Conditions and Restrictions of Reflections on the real property described therein at O.R. Book 11771, Page 0001 of the public records of Hillsborough County, Florida, (hereafter, the "Declaration") and

WHEREAS, pursuant to Article VII, Section 13 of the Declaration, Declarant reserved to itself the right to annex additional land to the Declaration to become part of the Property as defined therein and it was contemplated then that there would be additional phases of Reflections, and

WHEREAS, the Declarant desires to add the property described as follows

All of Reflections, Phase 2A, according to the Plat or Map thereof recorded in Plat Book 95, Pages 8-1, Public Records of Hillsborough County, Florida (hereafter, "Reflections Phase 2A") together with

All of Reflections, Phase 2B, according to the Plat or Map thereof recorded in Plat Book 95, Pages 9-1, Public Records of Hillsborough County, Florida (hereafter, "Reflections Phase 2B")

to the common plan of development of Reflections and which shall be part of the "Property" as defined in Article 1 of the Declaration; other capitalized terms used herein have the meanings defined in the Declaration.

NOW THEREFORE, Declarant and the Association hereby amend the Declaration as follows (all capitalized terms used herein have the same meanings as defined in the Declaration):

1. Recitals. The recitals contained herein are acknowledged as being true and correct and are incorporated herein by reference.

2. Annexation. The Declarant hereby declares that Reflections Phase 2A and Reflections Phase 2B described above shall be held, sold and conveyed subject to the Declaration of Covenants, Conditions and Restrictions of Reflections recorded at O.R. Book 11771, page 0001, as amended through the date hereof and as hereafter amended and supplemented from time to time, which is for the purpose of protecting the value and desirability of, and which shall run with, said property and be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof. All of the terms, conditions, rights, duties and obligations described in the Declaration shall apply fully to the Reflections Phase 2A property and the Reflections Phase 2B property as a result of this First Supplement to Declaration. The first phase of Reflections contains 104 lots. Reflections Phase 2A contains 67 lots and Reflections Phase 2B contains 16 lots. After the annexation of Reflections Phase 2A and Reflections Phase 2B to the Declaration, the "Property" as defined in the First Supplement to Declaration shall contain a total of 187 lots. Declarant reserves the right to annex additional lands to the Declaration as provided therein.

3. Common Areas. The Common Areas within Reflections Phase 2A are the following tracts of land: Tract B-5. The Common areas within Reflections Phase 2B are the following tracts of land: Tract B-4 and Tract B-5. The Association shall manage, operate, and maintain the foregoing Common Areas in accordance with the Declaration, at the cost and expense of the Association.

4. Membership in the Association. All owners of Lots within Reflections Phase 2A and Reflections Phase 2B shall be Members of the Association, with all of the rights, duties, and obligations of a Member, set forth therein.

5. Ratification of Declaration. In all other respects, the Declaration remains in full force and effect and is not amended or effected hereby.

IN WITNESS WHEREOF, the parties have caused this First Supplement to Declaration to be duly executed the date stated above.

WITNESSES:

WESTFIELD HOMES OF FLORIDA, INC.,
a Florida corporation

Barbara C. Daly
Print Name: Barbara C. Daly

By: [Signature]
Print name: Andrew Berger
Its: President

Diane W. Smith
Print Name: Diane W. Smith
As to the Declarant

REFLECTIONS OF HILLSBOROUGH
ASSOCIATION, INC., a Florida corporation

Barbara C. Daly
Print Name: Barbara C. Daly
Diane W. Smith
Print Name: Diane W. Smith
As to the Association

By: [Signature]
Print name: David Pelletz
Its: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8th day of May, 2003, by Andrew Berger, President of Westfield Homes of Florida, Inc., a Florida corporation on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

[AFFIX SEAL]



Barbara C. Daly
MY COMMISSION # CC922777 EXPIRES
May 3, 2004
BONDED THRU FIRST FARM INSURANCE, INC.

Notary Public: Barbara C. Daly
Print Name: Barbara C. Daly
My Commission Expires: 5/3/04

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 8th day of May, 2003, by David Pelletz, President of Reflections of Hillsborough Association, Inc. a Florida not for profit corporation on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

[AFFIX SEAL]



Barbara C. Daly
MY COMMISSION # CC922777 EXPIRES
May 3, 2004
BONDED THRU FIRST FARM INSURANCE, INC.

Notary Public: Barbara C. Daly
Print Name: Barbara C. Daly
My Commission Expires: 5/3/04