

Prepared By and Return To:
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Rcpt: 1428786 Rec: 35.50
DS: 0.00 IT: 0.00
04/16/12 L. Korb, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
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**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
EDGEWOOD OF GULF TRACE**

NOTICE IS HEREBY GIVEN that the Association has retained in the official records, instruments signed by seventy-five per cent (75%) of the votes of the Units-Lots, for future verification as to approval of the attached amendment to the Declaration of Covenants, Conditions and Restrictions for Edgewood of Gulf Trace, as originally recorded in O.R. Book 1498, Page 0939, et seq., in the Public Records of Pasco County, Florida, be, and the same are hereby amended as follows:

The Declaration of Covenants, Conditions and Restrictions for Edgewood of Gulf Trace is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions for Edgewood of Gulf Trace."

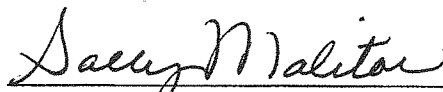
IN WITNESS WHEREOF, the Edgewood of Gulf Trace Homeowners Association, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 29 day of March, 2012.

EDGEWOOD OF GULF TRACE
HOMEOWNERS ASSOCIATION, INC.

By:

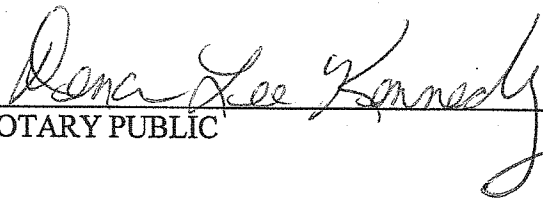

THOMAS PETERS, SR., President

ATTEST:


SALLY MOLITOR, Secretary

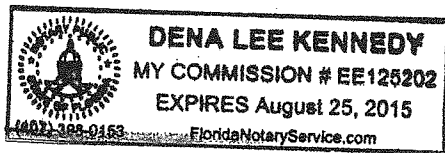
STATE OF FLORIDA
COUNTY OF PASCO

On this 29th day of March, 2012, personally appeared before me Thomas Peters, Sr., as President, and Sally Molitor, as Secretary of the Edgewood of Gulf Trace Homeowners Association, Inc. and acknowledged the execution of this instrument for the purposes herein expressed.



NOTARY PUBLIC

My Commission Expires:



SCHEDULE OF AMENDMENTS
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
EDGEWOOD OF GULF TRACE

ADDITIONS INDICATED BY UNDERLINE
~~DELETIONS INDICATED BY STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....

✓ 1. ARTICLE II - RESTRICTIONS, of the Declaration shall be amended to read by adding an entirely new Section 2.21 – Leasing, to read as follows:

Section 2.21 – Leasing. A Lot may not be leased until the Lot owner proposing to lease the Lot has owned the Lot for 24 months. The 24-month period shall begin to run on the date of the recording of the owner's deed. A Lot owner may not lease, rent or allow occupancy of a unit by any party other than the owner(s) and immediate family during the first twelve months of ownership. The Lot shall not be leased without the written approval of the Board of Directors of the Association. No Lot may be leased for a period of less than twelve (12) months. Prior to leasing any Lot, the Lot owner shall provide the Association with notice of his or her intention to lease the Lot, and the following enumerated items: (1) a copy of the proposed lease agreement; (2) a completed application, in the form adopted by the Board of Directors as same may be amended from time to time; and (3) an application fee in an amount determined by the Board of Directors from time to time so long as said fee does not exceed the maximum amount permitted by law (said maximum currently being \$100.00). The Board of Directors may require additional information as deemed appropriate in their sole and absolute discretion, including but not limited to information necessary to perform financial and criminal background checks. The completed application and lease must be submitted to the Association.

Lots may be leased for single-family residential use only and shall be subject to this Declaration, the By-Laws of the Association, and any and all rules and regulations, whether or not same is stated in the lease.

The right of the Lot owner to use the common facilities shall automatically pass to his or her lessee(s) for the term of the lease, and the Lot owner shall not have the right to use the common elements while his or her Lot is leased, except that nothing herein shall limit the owner's right of access to the Lot.

2. ARTICLE XI – MAINTENANCE OF COMMON AREAS AND LOTS, Section 11.01, paragraph (b) of the Declaration shall be amended to read as follows:

(b) Lots. In addition to the maintenance of the Common Area, the Association shall provide exterior maintenance upon each Lot which is subject to assessment hereunder, as follows: paint, repair, replacement and care of roofs, gutters and down spouts on the carports (if any), exterior building surfaces, trees, shrubs and walks. Such exterior maintenance by the Association shall not include glass surfaces or the gutters and downspouts on the dwelling units.

3. ARTICLE XIV - MISCELLANEOUS, Section 14.06 – Amendment, of the Declaration shall be amended to read as follows:

Section 14.06 – Amendment. The covenants, conditions and restrictions of this Declaration may be amended by ~~an instrument executed by the then Owners who represent seventy five per cent (75%) of the votes of Unit Lots and the holders of first mortgages representing fifty one per cent (51%) of Unit Lots and shall be placed on record in the Office of the Clerk of the Circuit Court where the property is located.~~ the affirmative vote of two-thirds (2/3) of the Owners of the Lots present in person or by proxy, at a duly called member meeting at which a quorum is present.