

Prepared By and Return To:  
Cianfrone, Nikoloff, Grant & Greenberg, P.A.  
1964 Bayshore Blvd., Ste. A  
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members held on March 21, 2017, by the approval of a majority of the total voting members of the Association, the Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One, as originally recorded in O.R. Book 5701, Page 2023, et seq. and revitalized by that certain Notice of Revitalization of the Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One, recorded at O.R. Book 18567, Page 120 et seq., all of the Public Records of Pinellas County, Florida be, and the same is hereby amended as follows:

The Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One"

IN WITNESS WHEREOF, EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 26<sup>th</sup> day of January, 2018.

EAST LAKE WOODLANDS WOODS  
LANDING TOWNHOMES UNIT ONE  
ASSOCIATION, INC.

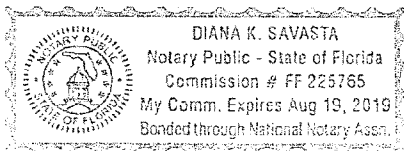
(Corporate Seal)

By: James Irwin  
James Irwin, President  
Printed Name

ATTEST:  
[Signature]  
Car Kearney, Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26 day of JANUARY, 2018 by JAMES IRWIN, as President, and CARL KEARNEY, as Secretary, of EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC. They are personally known to me or have produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC

**SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE**

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

1. ARTICLE II, RESTRICTIONS, Section 2.06, Vehicular Parking, of the Declaration shall be amended to read as follows:

Section 2.06 – Vehicular Parking. No wheeled vehicles of any kind (except bicycles, tricycles, and similar nonmotorized wheeled vehicles) and no boats may be kept or parked on the Lot, except that private automobiles, pickup trucks, and recreational vehicles of the occupants of the Unit bearing no commercial signs may be parked in the designated parking area on the Lot and except also that private automobiles of guests of the occupants of the Unit may be parked in such parking area, and except further that other vehicles may be parked in such parking area during the times necessary for pickup and delivery services, provided that such permission is granted solely for the purpose of such service. No private automobiles, pick-up trucks or recreational vehicles may be so parked as aforesaid if such vehicle exceeds the designated dimensions of the designated parking area. No vehicle, if otherwise authorized above, shall be parked on any Lot for a period exceeding 30 days if inoperative or if said vehicle does not show a current registration. The parking spaces within East Lake Woodlands Woods Landing Townhomes Unit One designated as “Visitor” are for temporary parking only of not more than seven (7) consecutive days. Vehicles parked in visitor spaces in violation of this provision shall be subject to towing by the Association at the expense of the vehicle owner.

2. ARTICLE II, RESTRICTIONS, Section 2.12, Animals, of the Declaration shall be amended by adding an entirely new Subsection (d) to read as follows:

Section 2.12 – Animals. ...

(d) The pet owner shall be responsible for the immediate removal of all pet waste and the pet owner shall be subject to the imposition of fines for violation of this provision.

3. ARTICLE II, RESTRICTIONS, Section 2.27, Personal Property, of the Declaration shall be amended to read as follows:

Section 2.27 Personal Property. No articles of personal property of Owners shall be placed on the Lot unless such articles are being used by Owners in accordance with the terms and conditions of the Declaration and the Regulations. The carports shall only be utilized for the intended purpose which is the parking of allowable vehicles in accordance with Section 2.06 of this Declaration. The storing of personal property items within the carports shall be prohibited.

4. ARTICLE VII, COVENANT FOR ASSESSMENTS, Section 7.13, Subordination of the Lien to Mortgage, of the Declaration shall be amended to read as follows:

Section 7.13 – Subordination of the Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage, only to the extent required by Section 720.3085 of the Florida Statutes. ~~Sale or transfer of any Lot shall not affect the assessment lien. However, tThe sale or transfer of any Lot pursuant to foreclosure of any such first mortgage, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, only to the extent required by Section 720.3085 of the Florida Statutes.~~ No sale or transfer shall relieve such lot from liability for assessments thereafter becoming due or from the lien thereof. ~~The Association shall upon written request, report to any mortgagee of a Lot any unpaid assessments remaining unpaid for a period longer than thirty (30) days after the same shall have become due and shall give such mortgagee a period of thirty (30) days in which to cure such delinquency before instituting foreclosure proceedings against the Lot; provided, however, that such mortgagee first shall have furnished to the Association written notice of the existence of the mortgage, which notice shall designate the Lot encumbered by a proper legal description and shall state the address to which notices pursuant to this section shall be given to the mortgagee. Any mortgagee holding a lien on a Lot may pay, but shall not be required to pay, any amounts secured by the lien created herein; and, upon such payment, such mortgagee shall be subrogated to all rights of the Association with respect to such lien, including priority.~~