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This Instrument Prepared by and Return to: Anne M. Malley, Esquire

Address: Anne M. Malley, P.A. 36739 State Road 52, Suite 105 Dade City, FL 33525

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SPACE ABOVE THIS LINE FOR RECORDING DATA

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF PARTY WALL AGREEMENT, COMMON ROOF AGREEMENT, CROSS-EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLONY OAKS TOWNHOMES

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 8, 2019, at which a quorum was present and upon the affirmative vote of a majority of the members in accordance with the Declaration, the Declaration of party Wall Agreement, Common Roof Agreement, Cross-Easements, Covenants, Conditions and Restrictions for Colony Oaks Townhomes, recorded in O.R. 102020 at page 127, et seq., in the Public Records of Hillsborough County, Florida, be and the same is hereby amended as follows:

IN WITNESS WHEREOF, Colony Oaks Homeowners Association, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed, this 6 day of February 2019.

COLONY OAKS HOMEOWNERS ASSOCIATION, INC.

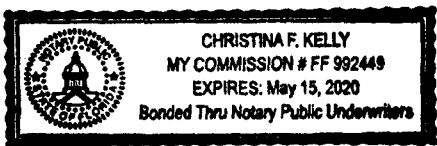
(Corporate Seal)

By: Joy H. Tapper, President

Attest: John Massell, Secretary

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

On this 6th day of February, 2019, personally appeared before me, Joy Tapper, President, and John Massell, Secretary, of Colony Oaks Homeowners Association, Inc., who are personally known to me or produced as identification and who did take an oath.



Reilly, Notary Public, State of Florida at Large, My Commission Expires:

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Prepared by and return to: Anne M. Malley, Esq.
Anne M. Malley, P.A.
36739 State Road 52 Ste 210
Dade City, FL 33525
Tel: (352) 437-5682

EXHIBIT "A"

**SCHEDULE OF AMENDMENTS
TO THE
DECLARATION OF PARTY WALL AGREEMENT, COMMON ROOF
AGREEMENT, CROSS-EASEMENTS, COVENANTS, CONDITION AND
RESTRICTIONS**

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

1. ARTICLE 7 – RESTRICTIONS UPON INDIVIDUAL USE FOR COMMON GOOD of the Declaration is amended by adding an entirely new sections "k" and "l" to read as follows:

k Limitation on number of Lots owned. No Lot Owner may own or hold title to more than two (2) Lots at the same time within the Community. A Lot Owner is hereafter defined for purposes of this section as a person or entity who owns a Lot individually, jointly, in common or by the entireties with another individual or entity or is an Officer, Principal or has 50% or more, controlling or majority ownership interest in any of any entity, including, but not limited to, corporation, limited liability company, partnership, joint venture, trust or other legal entity capable of holding legal title to property as a Lot Owner. Lot owner is further defined to include any person having an interest as a settlor, grantor or beneficiary of a trust holding legal title as a Lot Owner.

l Leasing of Lots "Leasing" for the purposes of this Declaration, is defined as regular, exclusive occupancy of a Lot by any person other than the Lot Owner. For purposes hereof, occupancy by a roommate of a Lot Owner who occupies the Lot as such Lot Owner's primary residence shall not constitute Leasing hereunder. All leases shall be a minimum of twelve (12) months and Lots must be leased and occupied only in their entirety and no fraction or portion of a Lot may be leased or rented. No short-term (less than twelve (12) months) or daily lease or rental is permitted.

Lot Owners may not lease a Lot until after one (1) year from the date of acquiring title to any lot as evidenced by a deed or other instrument of

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conveyance recorded in the Public Records of Hillsborough County, Florida. The Lot Owner leasing a Lot shall, within ten (10) days after the execution of a lease, notify the Association and any Management Firm of each lessee, and the term of the lease and provide the Association with a copy of the written lease. In addition, the Lot Owner shall insure the Association that the lessee will provide the Association and any Management Firm such information as deemed to be necessary from time-to-time to ensure the health, safety and welfare of the occupants of the complex. Sub-leasing or sub-renting of a Lot shall be strictly prohibited. Entire Lots only may be leased, provided the occupancy is only the lessee, their family and guests; no individual rooms may be rented and no transient lessees may be accommodated. Each lessee shall comply with all provisions of this Declaration, the Articles, the Bylaws and any and all Rules and Regulations of the Association as promulgated from time-to-time, and the lessee shall so require such compliance.

COLONY OAKS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation

By: Joy TAPPER

Printed Name: Joy Tapper
Its President

Attest: By: John Hassell

Printed Name: JOHN HASSSELL
Its Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME personally appeared Joy Tapper and John Hassell, respectively as President and Secretary of the Colony Oaks Homeowners Association, Inc., Inc., a Florida corporation, who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 28th day of January 2019.

Christina F. Kelly

Notary Public, State of Florida



Print, Type or Stamp Name of Notary

Personally known to me, or Produced identification Type of identification produced: