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04/09/2015 J. G., Dpty Clerk

PAULA S.O'NEIL, Ph.D. PASCO CLERK & COMPROLLER  
04/09/2015 10:24am 1 of 2  
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Prepared By and Return To:  
Cianfrone, Nikoloff, Grant,  
Greenberg & Sinclair, P.A.  
1964 Bayshore Boulevard  
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TIMBER GREENS, PHASE 1-D, UNIT 9**

**WHEREAS**, Timber Greens is a residential subdivision created pursuant to that Declaration of Covenants, Conditions and Restrictions as recorded in O.R. Book 3355, Page 1236, et. seq., and recorded in O.R. Book 3413, Page 0234, et. seq. Public Records of Pasco County, Florida, as subsequently amended (hereinafter the "Declaration"); and

**WHEREAS**, Article XI, Section 3 of the Declaration provides that the covenants and restrictions of the Declaration may be amended during the first thirty (30) year period by an instrument signed by two-thirds (2/3) or more of all the lot Owners; and

**WHEREAS**, not less than two-thirds (2/3) of the lot Owners have agreed to amend Article VI, "Subdivision Use Restrictions," Section "X" and Article XI, "General Provisions," Section 3, of the Declaration, as indicated on the Exhibit "A" attached hereto; and

**NOW THEREFORE**, the T.G. Baywood Village Homeowner's Association, Inc., the homeowners association for Timber Greens, does hereby affirm and certify that attached hereto as Composite Exhibit "B" are the written consents and joinders to the amendment of Article VI, Section X and Article XI, Section 3 of the Declaration, executed and acknowledged by not less than 2/3 of the lot Owners, and as a result thereof, the Amendments to Article VI, Section X and Article XI, Section 3 of the Declaration as indicated on the Exhibit "A" attached hereto are duly adopted.

**IN WITNESS WHEREOF**, T.G. BAYWOOD VILLAGE HOMEOWNER'S ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 12 day of March, 2015.

T. G. BAYWOOD VILLAGE HOMEOWNER'S  
ASSOCIATION, INC.

(Corporate Seal)

By: *Richard H. Arthur*  
Richard H. Arthur President  
Printed Name

ATTEST:

*Richard Landsberg*  
Richard Landsberg, Secretary  
Printed Name

STATE OF FLORIDA  
COUNTY OF PASCO

On this 12 day of March, 2015, personally appeared before me Richard H. Arthur, President, and Richard Landsberg, Secretary, of T. G. BAYWOOD VILLAGE HOMEOWNER'S ASSOCIATION, INC., and acknowledged the execution of this instrument for the purposes herein expressed.

My Commission Expires:

NOTARY PUBLIC



MARY ANN MYSZKOWIAK  
MY COMMISSION # FF 070334  
EXPIRES: November 13, 2017  
Bonded Thru Budget Notary Services

SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TIMBER GREENS, PHASE 1-D, UNIT 9

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

1. Article VI, Subdivision Use Restrictions, Section X, of the Declaration of Covenants, Conditions and Restrictions, shall be amended as follows:

X. All Subdivision dwelling units shall have not less than a two-car garage and a ~~concrete~~-driveway, made of either poured concrete or pavers. The Board shall have the authority to adopt and amend from time to time, and in its discretion, standards regarding size, color, shape, and other architectural factors of such driveway.

2. Article XI, General Provisions, Section 3, of the Declaration of Covenants, Conditions and Restrictions, shall be amended as follows:

Section 3. ~~Duration and Amendments.~~ The covenants and restrictions if this Declaration shall run with the land for a term of ~~thirty (30) years from the date that the Declaration is recorded after which it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by not less than two-thirds (2/3) of the then Owners of the Lots, agreeing to change, modify or alter this Declaration in whole or in part, is recorded; provided, however, this Declaration may be amended during the thirty (30) year period by an instrument signed by two thirds (2/3) or more of all the lot Owners and REGENCY, as long as REGENCY owns a lot voting in person or by proxy, at a duly called meeting of the membership.~~ Any amendment must be recorded upon the public records of Pasco County, Florida, with the formalities necessary to the recordation of a deed.