

CERTIFICATE OF AMENDMENT  
TO  
THE BYLAWS  
For  
T.G. BAYWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on January 7, 2025, upon the affirmative vote of not less than fifty-one (51%) percent of the members present in person or by proxy, the bylaws for T.G. Baywood Village Homeowners Association, Inc, are hereby amended as follows:

The Bylaws for T. G. Baywood Village Homeowners Association Inc., is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Bylaws of T. G. Baywood Village Homeowners Association Inc."

IN WITNESS WHEREOF, T.G. Baywood Village Homeowners Association, Inc., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 12 day of FEB, 2025.

T.G. BAYWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

By: Steven Wortman  
President

Witness signature [Signature]  
Witness Printed name: ERIC R. STONE  
Witness address: 9411 PALM HAVEN CT  
NEW PORT RICHEY FL 34655

Attest: Michelle Downs  
Secretary

Witness signature [Signature]  
Witness Printed name: SONJA ADAMS  
Witness address: 9415 PALM HAVEN CT.  
NEW PORT RICHEY FL 34655

STATE OF FLORIDA  
COUNTY OF PASCO

On this 12 day of Feb, 2025, personally appeared before me by means of  physical presence or  online notarization, Steven Wortman President, and Michelle Downs, Secretary of T.G. Baywood Village Homeowners Association, Inc., and who are personally known to me or produced \_\_\_\_\_ as identification and who did take an oath.

[Signature]  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires:

 MARY ANN SYRASKI  
Commission # HH 196530  
Expires November 13, 2025  
Bonded Through Budget Notary Services

EXHIBIT "A"

SCHEDULE OF AMENDMENTS  
TO THE  
BYLAWS OF T. G. BAYWOOD VILLAGE HOMEOWNER'S ASSOCIATION, INC.

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

1. ARTICLE I – NAME is amended to correct the name of the Association as follows:

The name of the corporation is ~~BAYWOOD VILLAGE OF TIMBER GREENS HOMEOWNERS ASSOCIATION, INC.~~, T.G. BAYWOOD VILLAGE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, not-for-profit (hereinafter referred to as the "Association"). The principal office of the corporation shall be located at 6333 Timber Greens Blvd. New Port Richey, Florida 34655.

2. ARTICLE II, Section 1 is amended to read as follows:

SECTION 1. "Association" shall mean and refer to ~~BAYWOOD VILLAGE OF TIMBER GREENS HOMEOWNERS ASSOCIATION, INC.~~ T.G. BAYWOOD VILLAGE HOMEOWNER'S ASSOCIATION, INC. a Florida corporation, not-for-profit, its successors and assigns.

3. ARTICLE II, Section 3 is amended to read as follows:

SECTION 3 "Lot" shall mean ~~any~~ residential lots 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 188-A, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, and 200 as shown on said plats of TIMBER GREENS PHASE I-D, UNIT 9, Plat Book 32, Pages 17 thru 19, Public Records of Pasco County, Fl, with the exception of Common Area.

4. ARTICLE XV, LEASE AND SALE OF HOMES, is deleted in its entirety and replaced as follows:

A. Leasing

1. Leasing shall be prohibited for the first twenty-four (24) months after acquiring ownership of a Lot and no more than eleven (11%) percent of the Lots may be leased at any one time. The twenty-four (24) month waiting period does not apply to those who have acquired a Lot through inheritance.

A Lease is defined as the occupancy of a Lot by those other than the owner of the Lot (or the immediate family members of the owner of the Lot), without the owner present. The

Board shall be notified in writing, on such forms as it may require, of the proposed lease and may require submission of a true and fully executed copy of same.

2. The minimum period for any single lease must be three (3) months, no other lease may be signed during the three (3) months, even if the tenant vacates the premises early.

3. A copy of the lease and pertinent information concerning the Lessee shall be filed with the Board of Directors, who may request a personal interview with the Lessee.

B. Sale of home.

Prior to the sale and/or closing of sale of any home, the current owner shall first arrange for the following:

1. A current, updated copy of all "Documents" of both Timber Greens Community Association and T. G. Baywood Village to be provided to the prospective buyer.

2. an interview may be requested by the Board of Directors of the Association with the prospective buyer.

Nothing contained in this Article shall be construed as unduly restricting nor prohibiting the right of alienation of property.