

**CERTIFICATE OF AMENDMENT
TO
THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS
For
T.G. BAYWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on MAR 14, 2025, upon the affirmative vote, or written consent, or any combination thereof, of not less than two-thirds (2/3) of the total votes of the members, in person or by proxy, the Declaration of Covenants, Conditions, and Restrictions as originally recorded in O.R. Book 3413, Page 204 and as amended in O.R. Book 3413, Page 0234 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 T.G. Baywood Village Homeowners Association, Inc: is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Covenants, Conditions and Restrictions"

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 14 day of MAR, 2024.

T.G. BAYWOOD VILLAGE HOMEOWNERS
ASSOCIATION, INC.

By: Steven Wortman
President

Witness signature Sandy Perron
Witness Printed name: Sandy Perron
Witness address: 6454 Riche Rd
PORT RICHEY FL

Attest: Michelle Downs
Secretary

Witness signature Mary Ann Syraski
Witness Printed name: MARY ANN SYRASKI
Witness address: 6454 Riche Rd
PORT RICHEY FL

STATE OF FLORIDA
COUNTY OF PASCO

On this 14 day of MAR, 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.

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:


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

EXHIBIT "A"

SCHEDULE OF AMENDMENTS
TO THE
THE DECLARATION OF COVENANTS, CONDITIONS AND

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

1. ARTICLE XIV – Approval of Sale or Lease, of the Declaration is deleted in its entirety and replaced by the following:

~~In order for the Association to provide for certain maintenance, upkeep, replacement and repair on the lots, as provided herein, and to further provide for the orderly collection of assessments and reserves, no Owner shall sell, convey, transfer or lease a lot within the Subdivision without prior written approval thereof by the Association. Nothing contained herein shall be construed as unduly restricting nor prohibiting the right of alienation of property.~~

A. Leasing

1. Leasing shall be prohibited for the first twenty-four (24) months after acquiring ownership of a Lot through a sale 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.