

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.

PACKET CONTAINING:

1. The Woods at Anderson Park Condominium Rules & Regulations dated 10/16/2017
2. The Woods at Anderson Park Amended and Restated Mutual Easement Agreement dated 06/29/2017
3. The Woods at Anderson Park Condominium, Amendments to Declaration,
 - A. Article 3, Section B. 2.
 - B. Article 12, Section C.
 - C. Article 12, Section N. Dated 12/05/2016

These documents are to be added to your original Condominium Documents.

I have received the above listed documents.

(Print Name)

(Signature)

(Unit Number)

(Date)

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

I. INTRODUCTION

The Woods is a quiet, residential community. The majority of the residents are owners. The following is a summary of the existing Association Rules and Regulations, which are intended to keep The Woods a pleasant place to live. For additional information, your Association strongly recommends that you consult the condominium documents. Documents are transferred by the Seller prior to closing, or can be obtained from the property management company.

II. OBLIGATIONS AND RIGHTS OF OWNERS

1. No unit shall be used for any purpose other than as a single-family dwelling. No two-bedroom unit shall be permanently occupied at any time by more than four (4) individuals. No two-bedroom unit with a den shall be permanently occupied at any time by more than five (5) individuals.

No unit may be rented for less than three (3) months. Each unit can be leased or rented twice in a twelve (12) month period. A unit must be owned for two (2) years before it can be rented. If any guest occupies a unit for more than 30 consecutive days where the unit owner or approved tenant is not present, such guest must be approved by the Association. See Article XIII Restriction recorded 12/01/2005.

No owner shall commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.

Time-share and interval ownership estates in the condominium are expressly forbidden.

2. The unit owner is responsible for unit maintenance and all equipment therein, including but not limited to all appliances, the entire air conditioning system, inside and outside platform on the air conditioner unit, the electrical system, water lines, fixtures, windows, all screens (on windows and lanai) and doors. The unit owner is responsible for the repair and/or replacement of the garage door. Any major changes visible from the outside require Board approval.
3. No owner or occupant shall permit anything to be done or kept in the unit, which constitutes a safety hazard to the building or other occupants. The use of propane gas, charcoal or electrical barbecue grills, inside units or porch enclosures, or within five (5) feet of any unit is strictly prohibited.
4. Soliciting on condominium property is forbidden.
5. Only unit owners may be Board of Directors members.

III. RULES - PET OWNERSHIP

1. Unit owner or occupant is allowed two pets only.
2. Unit owner or occupant may not have a pit bull. No pet shall be allowed to create a nuisance.
3. All animals should be kept on a leash when not confined within the owner's unit.
4. All persons walking pets MUST IMMEDIATELY clean up and properly dispose of pet droppings.
5. Exotic pets are NOT allowed.

IV. MAINTENANCE AND APPEARANCE OF UNITS AND COMMON ELEMENTS

1. Unit owners, occupants, their families, guests or leasees shall in no way deface or mar, or make any alterations, repairs or replacements, or changes in or to the common elements, and shall be liable for damages. Alterations and repairs to the outside of buildings are the responsibility of the Board of Directors.
2. Common areas are for the use of unit owners in common and may not be used as storage areas, either on a temporary or permanent basis, by owners or occupants.
3. No unit owner may make any change to the exterior of the unit, including but not limited to painting, installation of electric wires, front doors, storm/screen doors (bronze/black/white), shutters, blinds, solar tubes, skylights, driveway expansion, or any other alteration to the exterior of the **unit**, unless approved by the Board of Directors of the condominium Association.
4. TV antennas and dishes are not allowed.
5. All modifications and any approved changes made by a unit owner, such as solar tubes, skylights, special plantings, and driveway expansion, are the responsibility of the owner and will not be maintained by the Association. Such responsibility must be disclosed to the purchaser at the time of sale of the unit.
6. Plants must be confined to areas adjacent to units and/or rear boundary lines of the property. Permission to place trees and shrubs on the common elements must be secured in writing from the Board of Directors. Each condo owner is responsible for the proper care and maintenance of plants and shrubbery that he/she planted on condo property. If this is not properly maintained, the Board may remove without notice.
7. No clothing, bedding or similar items shall be dried or aired in any outdoor area.

8. Trash and garbage shall be bagged in plastic and tied before placing in the dumpster. All boxes must be flattened. Furniture, mattresses, hot water heaters and any other such large items are forbidden in the dumpsters.

Flooring, plumbing fixtures, cabinets, etc. from re-modeling must be disposed of at a city facility, not in the dumpster. Violators may be assessed the cost of removing such items to a city facility.

9. No musical instrument, TV, radio or stereo system may be played in any unit between 11:00 pm and 9:00 am in a manner which will disturb occupants in other units. Nor shall such instrument or equipment be played at unreasonable levels of volume during other hours

V. VEHICLES

1. No motor vehicle other than regular passenger automobiles, pickups, light van style trucks and sports utility vehicles shall be permitted to park on condominium property, other than for time needed for pickup and delivery. Large recreational vehicles, boats and/or boat trailers may not be parked on the **condominium** property. **Vans** displaying commercial notations and any other vehicle displaying commercial signs are not allowed.
2. No major repair of vehicles, other than emergency repairs, shall be permitted on condominium property.
3. Vehicles may not be parked on the grass. Violators are liable for towing and may be assessed the cost of sod, irrigation pipes and sprinkler head replacement, as well as all labor cost required to repair any damages.

VI. PARKING

No street parking as per the amendment to the Declaration of Condominium on Dec. 6, 2012.

There are six (6) allotted parking spaces per Court. Three (3) of those six (6) spaces are designated for visitor only parking and are marked as such. The remaining three (3) spaces are for resident overflow parking.

Illegally parked vehicles will be towed at the owner's expense.

1. Any vehicle parked on the street will be towed after one (1) written twenty-four (24) hour notice.
2. Residents parked in visitor parking only designated spaces will be towed.
3. Absolutely no storage of vehicles permitted. Stored vehicles will be towed.

VII. PROVISIONS RE SELLING OR LEASING OF UNITS

1. A unit owner intending to sell or lease a unit shall provide written notice to the Board of Directors or the property management company. Written notice must include the intent to sell or lease, together with the listing agent/real estate company's name, address and phone number. No sale, transfer, lease or conveyance of the unit shall be valid without the approval of the Board of Directors.
2. Tenants must comply with all the requirements of the condominium documents and the community, including the requirement of approval by the Board of Directors.
3. No signs, advertisement or notice, such as For Rent or For Sale, may be shown, inside or outside any unit, or affixed to any of the common elements. Index card-sized For Sale or Rent may be posted on the Clubhouse Bulletin Board and Court Bulletin Boards. Open House signs must be removed by sunset of the day shown.
4. New owners and/or leasees of the unit shall be interviewed in person as part of the process of written approval. A background check will be performed. Applicant shall pay a processing fee to be determined by the Board of Directors.
5. Responsibility for transferring Rear Gate card keys (a minimum of two per Unit) is that of the Owner. Lost card keys may be replaced at a cost to be determined by the Board of Directors.

VIII. CLUBHOUSE RULES

1. A complete copy of the Clubhouse Rules can be obtained from the Recreation Board of the Woods.
2. The Clubhouse key is the responsibility of the Owner and should be transferred at the same time. Lost keys may be obtained from the Recreation Board at a cost of \$25.00.

I have read and understand the Rules and Regulations of the Woods at Anderson Park Condo Association and agree to abide by them.

Accepted: _____

Date: _____

Ameri Tech **Community Management**, Inc.

24701 US Hwy 19 N, Suite 102

Clearwater, Fl. 33763

Contact: **Brett Newby, LCAM**

Phone: 727-726-8000, Ext. 253

Fax: 727-723-1101

**CIANFRONE, NIKOLOFF,
GRANT & GREENBERG, P.A.**
ATTORNEYS AT LAW

Joseph R. Cianfrone, Esq.
Stephan C. Nikoloff, Esq.*
Tiffany A. Grant, Esq.
Daniel J. Greenberg, Esq.

**alw admitted in PA*

Jennifer M. Sinclair, Esq.
Of Counsel

1964 Bayshore Blvd., Suite A
Dunedin, Florida 34698
(727) 738-1100
Fax (727) 733-0042
W www.attorneyjoe.com
law@attorneyjoe.com
Tiffany y@attorneyjoe.com

July 20, 2017

Daniel F. Pilka, Esq.
Pilka & Associates, P.A.
213 Providence Road
Brandon, Florida 33511

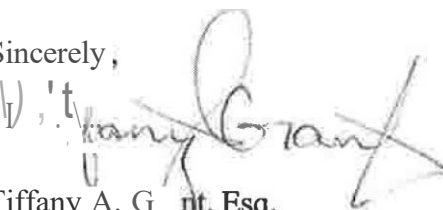
**Re: The Woods at Anderson Park Homeowners Association, Inc.
Amended and Restated Mutual Easement Agreement
Your File No. 17-9062**

Dear Mr. Pilka:

Enclosed please find a copy of the Amended and Restated Mutual Easement Agreement, which was recorded at O.R. Book 19706, Pages 2504-2510, Public Records of Pinellas County, Florida.

Thank you for your assistance in this matter.

Sincerely,


Tiffany A. Grant, Esq.

TAG:dls
Enclosure

AMENDED AND RESTATED
MUTUAL EASEMENT AGREEMENT
FOR
THE WOODS AT ANDERSON PARK.

THIS AGREEMENT is made and entered into this 15 day of June, 2017, '1Y and between THE WOODS AT ANDERSON PARK CONDO OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("C&M, Inc."), T. WOODS AT ANDERSON PARK. HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation ("H&M, Inc."), and THE WOODS AT ANDERSON PARK CREATIVE ASSOCIATION, INC., a Florida not-for-profit corporation ("R&A, Inc.") which replaces the MUTUAL BASEMENT AGREEMENT FOR THE WOODS AT ANDERSON PARK recorded in Official Record Book 6391 at page 75 in the Official Records of Pinellas County, Florida and any other subsequent agreement for maintenance and repair of the easement properly.

WHEREAS, all Condominium Lots have been constructed in Pinellas County, Florida. Thereby amounting to ninety (90) Condominium Lots.

WHEREAS, all Homeowners' Association Lots have been constructed in Pinellas County, Florida. Thereby amounting to one hundred eighty two (182) Homeowners' Association Lots.

WHEREAS, the Declaration of Condominium for the Woods at Anderson Park Condominium Association, Inc. was recorded in Official Record Book 5732 at Page 799 in the Official Records of Pinellas County, Florida on March 1, 1984. The Amended and Restated Declaration of Condominium for the Woods at Anderson Park Condominium Association, Inc. was recorded in Official Record Book 17136 at Page 684 on January 6, 2011 in the Official Records of Pinellas County, Florida.

WHEREAS, the Declaration of Condominium and Easement and Grant of Basements for The Woods at Anderson Park Homeowners' Association, Inc. was recorded in Official Record Book 6277 at Page 2222 in the Official Records of Pinellas County, Florida on July 18, 1986.

NOW KNOWING the parties to this Agreement, the parties to this Agreement do hereby covenant and agree as follows:

1. Ad Hoc Board. To encourage open communication and so that each Association is aware of the ongoing of the other, each Association's Board of Directors shall, by a majority vote of its directors, select a representative for the given Association to serve as an Ad Hoc Board member on the other Association's Board of Directors. The Ad Hoc Board member shall be notified at least three (3) days in advance by telephone, electronic notice, or hand delivery of all Board meetings and shall be entitled to attend any Board meetings and may give input on matters discussed; however, the Ad Hoc Board member shall have no voting rights.
2. Grant of Easements. The Developer and each Association do hereby give, grant and convey to the other mutual easements for the joint use and benefit of each, and the members of each Association, and the heirs, Personal Representatives, assigns and assigns of each of the Grantees, and their licensees, invitees, and guests, easements for ingress, egress, regress and right-of-way, together with an riparian and prismatic interest therein, over, under and across all streets, sidewalks, driveways, and other areas which may now or hereafter exist on all common areas and common

6/5/2017
JCW

properties of each of the two colJ101unities, as such are particularly defined and descnbed in the respective Declarations and Plats for each, which have been filed among the Public Records of Pinellas County, Florida.

3. .Graui'ofUfflil-v Eas'e'ln. □. TheDvelopur and enoh Allsooiation do het□ by give, □ t and ouwy to tbe other mutual easement for the joint IJGe aud benefit of each, and the members of each Association, and the heirs, Personal Rcpr:sentaUI□, successors and assigns of each of the Grantees, and their licensees, invitees, and guests, easements to install, construct, maintain, modify, expand, repair, replace and improve from time to time, si,g:nage, guardhouses and entryway .fucilities on, ovec, under and across the property descnbed :in the respective Declamijoos and Plats for each, which have been filed B,Qlong the Public Records of Pinellas County, Florida.
4. Billi ug/ \$einmur«ment .Proceduic fpr Shax-M .Expense. □. When either ass®fution has res _pon&Ibilty for a scrvioo or produo wh.ete tho air.pcncs is to be 11□d with the, other association, the billing procedme shall be to submit a copy of the full bill from the original vendo,r(s) along with a cover sheet to show the agreed portion and calculated amount to be paid and same shall be submitted to the designated agent of the applicable Association (to be the property manager so long as the applloable: Association has a management company), .8.6 promptly ns pollS[blo. Tho cover sheet can also include any explanations *or* additinnlnfonnation _relatad to the mpense.
- .. 5. .olnt A9Soclatlon Action. □ destgnat&e □□f□'each .A:ssoeiati□□
□ □ □ □ □ □ □ im<i □ + mea □ ekem. □
□ &J:lenfd--Me □ .tfl wor4, 1 flgeffie □ jaa □ □,
□ Ye: □□-□□ □ □ □ Eties:--!fhe-desi awl'.Offinis
□ □ □ es,.fo □ □ □ lhaF';tit<4s--feHeYiew- □
□ fP.r□tQ□ □ t-b □ a! fhs.□□te□ ageats alle□e.□ an si□'i y- te-1\eat
tr.□□@P-s □ d fti es-ru. l d □ □ mme l □ □ itrff. f' -trrth. □ A: Il aarilSr
'f4lo.:design □ agem: %fill flat aa:e tile 110 □ ee □ li l □ ehlloeitMf
P8fb □ s □ em,mg dqGtillle'lts, whi □ q>tre-a-v"t,of the Beatd or J.4001 □ □ hfp:em.
A pmieotio.n.o'fcn □ fOr lbe t □ (t.a.ht=□ a guideline and opcnitng budg:Q shail.hc.
prepared by the joint cooperation of lhc dc. □ gnnttl agent of each Associllrion and shall be approved by the Boards of DiRcto.ra of the :respeo(ive Associations. The budget shall 11,tovide for reserves for any Hem which would exceed \$10.,0.0('.)f.)O> such as the l(Jpavmt of Woodhill Dtiv():'IJV Wav of-e.,□ ple ana M by 'Wiy ofll.miu lti on. Etwll.AluloQinlon shall have n;iserv linc-iteo:ifil in 'lh,eir .rospcqtive budgets for thmrr □ l>eciivcslw'c. ofth reserve item(u and shall fully fund this reserve. By way of example, if it will cost \$50,000.00 to rq,ave Woodbill Drive in 10 years, then the Hm:neownc.rs Assooiotio;i should fund a Woodbill Drive paving reserve with \$3,333.33 per year fur the next 10 years and the Condamlniurii Association should fund \$1,666.66 for the next 10 years so that at the end of the 10 year period each Associotlon would have the amount necessary to cover their portion of the repaving. In the event that the Association's, through their Boards of Directors, cannot make a majority decision on a disputed issue, the issue is escalated to the Mod.iatton.Process.
6. Medi:ilfiOn Pt'o □ ES.S. ff the Association's, through their Boards of D□t{;}rs, cannot make a majority decision, then both parties agree to □ g:ngc in mandatory mediation pursuant to the teans and procedures set forth in Florida Statute Section 720.311, as same may be amended from rune to time, and the g<>Veming-documents of both parties. Should there be any dispute as to the use of the provisions of Florida Statute Section 720.31.1 and its

6/5/2017
gaw

application to both Associations□ then the terms and procedures set forth in Florida Statute Section 718.1255, as same may be omentled from time to time, shall apply. In any event, the costs of any m'oolition shall be bome equally by the Romeowuers Association and the Condominium Association and each would be solely respoisl'ble for its own **legal fees** incurred in the□ ediation process.

7. Alteration, Modification, -Improvement of - n4Ui6es and Community
ptioe ts If either A...sociation intends to make mridffcatio1111, alterations, expwions or
improvements to any facilit:es within the easement properly or Community J.lrojects that
impact the other party, such Association must notify ffe other □socation, in writiag, of
the content SUIlounding the- interition to make modifikation.s, altemtions. expansions
improvements or Communi.ty P.cojeots. Proper "Written :notice will :include.: -(1) the
expense sollght to be inowred by the undertaking of the modification, nltemtion
c:xpansio:n. □ vcmmt or Commwtlty Project; (2) the- roasou for scclcing such
moclificatio□ alteratio□ expansion. improvement or G01xu:1 luasty Project; and () any
additional informfition or facts necessary to properly apprise of the matter. Bach party
tbntis notified Willhave o.five (5) day period to request additional information, If the
amount baing requested is bu:ger than \$3,000.00, then a minimlllll of 3 bids must be
obtained. Within ten (10) business days. the des.ignated. agent of each Association, as
authorized by their Boards or Membership> must then issue an approval or if a denial of
the intended plan. If one or both Assooiations do not issue an approval or if a denial of
the foronded plan is made, the intendtl plan must be voted on by the meml>ersbip of the
Association s) in order to approve or deny the intended plan and a majority. of the
collective owners of both Associations voting on the intended plan will control. Notice
and procedural □ entsmust be complied with before any action may be taken. In
the event of an cmetgency. the affected party will piomptly notify the other party of the
lo:unedirte actions taken. This shall not apply to maintenance of □istingJmp ovcments
and thls shall be handled by the Association having □0DS1"bility for same proceeding
with maintenance and s911 □g the bill to the other Association with an eqllan.tl too. of the
expense as set forthia paragraph 4 above.
- 8.. MsimensucttContactDlds. Onan.annualhasis..Gilher.:par.ty..ma.y.wp1esrlbatncwbids
be obta.i.ocd for.commo.o. or shared services. This request will be processed and managed
by the respoDSI"ble party of the e,d.sl:i'l.tJg contract The specifications for the contract will
be made available for comment to the designated agent of each Association. prior to
solioi.trtion of bids. Bids and any analyms will bo made available to the desi_gnatpd agent
of each Association for review, prior to award of the service contract. The designatpd
agc:ot of each Association will approve bids as authorized by their Boards or
Membership. andlhcir decisions will be subject to the Mediation Process.
9. ll'l'nut Entnnce Lawn. Homcownms' Assooiation ha.sresponsibility for the front
entrance Lawn nnd land.T'capiDg. The Condominium Association will contrihuto one-third
(1/3) of the CXJ?(I1.6CS to, the Homcowners' Association foe the purpose of ooovezjn□ the
cost of.m.aifttaini□ 1Ke □ 1y-bea.ukifiea!ien-e J.t.sm□ s□ s:aEOO.
mJ:lst'b □ □ A pcl(ir ti) m!def:foli:ag' □ □ eh2.b □ □ e:it4g □ □ t□ d!tsti'eslb
\$kaH-ll-e: spli □ belWebrr the H □ VB,e: □ atitm and tlfo GeedsE\$ij,tJD1 □ □ &ri
□ y-etM □ S&- { □ nEl--i □ fte&LW □ rno.wilignsnrlmminn't)le lm!ll..entrance
lawn.
10. Front ntrance BrnsJt Jlin. Homeowners' Associafion ha!! ppma:iy resp !Y □ bility for
the front cutrance brush bins. While the Co:udom.iniuar Assocfati<Pl .Ill D.Qt utilizing the

brush blilt the Homeowners Association shall bear the entire cost of the maintenance, repair and replacement of the brush bin. To the extent that the Condominium Association is utilizing the brush bin, the costs of maintenance, repair and replacement shall be split between the Homeowners Association and the Condominium Association just as any other shared expense (2/3 and 1/3 respectively).

11. Woodhill Drive. Homeowners' Association has primary responsibility for the paving of Woodhill Drive. Upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) of the expenses to the Homeowners' Association for the purpose of covering the cost of maintaining, paving or repair of Woodhill Drive.
12. Dutton & Tannehill Gate. Homeowners' Association has primary responsibility for the maintenance of the gate. Upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) of the expenses to the Homeowners' Association for the purpose of covering the cost of maintaining, repairing, and replacing the Dutton Entrance Gate. The Homeowners Association shall be responsible for the monthly fee of one cellular line of digital services, which is expected to be approximately \$50.00 per month and for any administrative costs charged by its service company, if any. The Condominium Association shall be responsible for the monthly fee of one cellular line of digital service, which is expected to be approximately \$50.00 per month and for any administrative costs charged by its service company, if any. Each will work with the other to ensure that the system is properly updated and system updates and changes are downloaded.
13. Ponds near 500 Court. The Condominium Association will be solely responsible for the maintenance, repair and replacement of the pond(s) near the 500 Court. This is the pond at the front of the Community.
14. Pond near 500 Court. The Homeowners' Association will be solely responsible for the maintenance, repair and replacement of the pond located in the rear of the property behind the pond located in the middle of the property across from the clubhouse.
15. Irrigation. Homeowners' Association has primary responsibility for the equipment and maintenance of the common irrigation systems. In the event of receiving an invoice for a common irrigation expense, upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) of the expenses of the Homeowners' Association. There shall be only one company to serve the irrigation system throughout the entire Woods at Anderson Park community and this company shall be mutually agreed upon by the Homeowners Association and the Condominium Association (at the time of recording this agreement, the company that has been mutually agreed upon is Aqua Pro). Either Association can move to have a new company if they become dissatisfied with the current company. Overall monitoring and maintenance shall be shared between the Homeowners' Association and the Condominium Association as any other shared expense (2/3 and 1/3 respectively). If a portion of the irrigation system that is on the property of the Condominium Association requires repair, replacement, or upgrade, the Condominium Association shall be solely responsible for the costs of such repair or replacement or upgrade. If a portion of the irrigation system sits within areas serving the residences

6/5/2017
gaw

within the Homeowners Association. the Homeowners Association shall be solely responsible for the costs of such repair or replacement or upgrade. Expenses for the pump(s) and pump station(s) and irrigation of common areas shall be shared as any other shared expense. Each Association may contract with its own landscaping company and shall be solely responsible for landscaping maintenance within the bounds of their own property.

16. Lift Stations. Homeowners' Association has primary responsibility for the Lift Stations, one being located just outside of the Clubhouse and the other being located at the rear of the community. Upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) to any expenses related to the maintenance, repair, or replacement of the Lift Stations.
17. Water & Sewer. Homeowners' Association has primary responsibility for any shared water and sewer invoices. Upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) of the total amount owed. In the event of a leak experienced by either party, that party with the leak shall be solely responsible for the repair of the leak and associated costs of sumo. In addition, if the resulting bills can be shown to deviate from the previous three (3) periods, the designated agent of the applicable Association (to be the property manager so long as the applicable Association has a management company) shall seek a credit from the City of Taipan Springs or other provider of water and sewer to the community and if and only if a credit is not forthcoming within three months of the documented request for same shall the party experiencing the leak have any obligation to cover elevated costs of water for the period in which the leak caused elevated expenses. For example, if it is determined that the Condominium Association experienced a leak and the increased invoices totaled \$1,000 over the normal invoice amount and there is no credit given by the City of Taipan Springs or other provider of water and sewer to the community, then the Condominium Association would reimburse the Homeowners' Association \$1,680. (the net amount of the extra expense incurred) = \$666.67.
18. Waste & Recycling. Homeowners' Association has primary responsibility for any waste and recycling invoices. Upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) of the total amount incurred by the Homeowners' Association. The Homeowners' Association shall be solely responsible for any expenses associated with extra pick-up services for trash or recycling for the residences of the Homeowners' Association.
19. Street Lighting and Outdoor Electrical. Homeowners' Association has primary responsibility for any shared street lighting and electricity invoices. The shared meter account numbers will be documented and maintained between the parties. Upon the Homeowners' Association's proper notice, the Condominium Association will contribute one-third (1/3) of the total amount owed to the Electric Company.
20. Community Projects. It is agreed that the designated agent of the applicable Association (to be the property manager so long as the applicable Association has a management company) must notify the Condominium Association and the Homeowners' Association of any and all projects or other issues that will involve both Associations.
21. Default. Any Association which defaults in the fulfillment of any of its obligations

6/5/2017
JCN

under this Agreement shall be responsible to pay all the costs, expenses and attorney fees incurred by the other Association in the enforcement of such obligations; such liability shall be in addition to all damages and claims otherwise existing by law, as a consequence of each default

22. Service of Notice. Service of Notice to the Association as required herein, may be made either by personal hand delivery, or by regular mail, to any registered member of the Board of Directors of an Association at its address on file with the Management Company or with the Association.

All provisions of this document are subject to compliance with the laws and statutes of the State of Florida. If any portion of this agreement is violated or found to be invalid for any reason, the remainder of the agreement shall continue to function as written.

IN WITNESS THEREOF, THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC., THE WOODS AT ANDERSON PARK HOMEOWNERS' ASSOCIATION, INC., and THE WOODS AT ANDERSON PARK MANAGEMENT ASSOCIATION, INC. have executed this instrument to be signed by their duly authorized officers on this 5th day of February, 2017.

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.

By: Judith C. Williams c/o Ameri-Tech Realty, Inc.
Signature 24701 US Highway 19 North, Suite 102
Judith C. Williams President Clearwater, FL 33765
Printed Name and Title
As Authorized Representative

I, Judith C. Williams, do hereby acknowledge and certify that I am the duly authorized officer of the Association on this 5th day of February, 2017, in Pinellas County, Florida.

() who is personally known to me; or
() who has produced as identification, and who () did () did not take an oath.

, JC) J) / Q

My Commission Expires: 7 5 - 20 : 10 : 00

MY COMMISSION #GG015458
EXPIRES July 25, 2020

THE WOODS AT ANDERSON PARK HOMEOWNERS' ASSOCIATION, INC.

By: Bennett R. Krause c/o Sentry Management, Inc.
Signature 2605 Enterprise Road, Suite 200
Bennett R. Krause President Clearwater, FL 33759
Printed Name and Title

As Authorized Repre. lontati\re

The foregoing was acknowledged before me this 2@ day of 0 U\JL. Pinellas County, Florida.

2017 in

() who is personally known to me; or
() 4' who has produced as identifloaton, and who () did () did not talce an oath.

NOTARY PUBLIC, State of FL
My Commission Expires:

Stacey Acker

STACEY ACKER
MY COMMISSION / FF197368
EXPIRES: March 26, 2019
Bonded Thru Budget Nolyary Servkes

THE WOODS AT ANDERSON PARK. RECRBATION ASSOCIATION, INC.

:3'1 6 < > LI hi.at lti () c/4-i
IQ-r VI 5fnt p*, R- 34-to8")

--- 'L : ' u

'---'SCV&A f\ (c;i,. JNj\ \!,
Printed Name and Title

As Authorized Rep nso lltative

The .foregoing was acknowledged bcfure me this Aqihday of J 1,11c: Pinellas County, Florida.

: 2017 in

(Y,wb.o Is personally known to me.or
(V) W o bas produced as idcn!, jfie&ti()D. and who () did () did not take en oath.

NmARYPIDIJ<: SW.am. ☐ ☐
My Commission Expires:

Q



Cianfrone, Nikoloff,
Grant&Greenberg, PA (dis)
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698



Daniel F. Pilka, Esq.
Pilka & Associates, P.A.
213 Providence Road
Brandon, Florida 33511

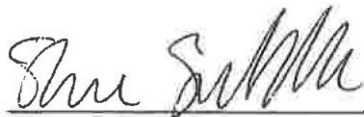
This instrument prepared by and return to:
Michael Mayer, Esq.
PeytonBolin, PL
4830 W Kennedy Blvd #600
Tampa, FL 33609
Telephone: (813) 867-3212
Email: michael@peytonbolin.com

**CERTIFICATE OF AMENDMENT TO
AMENDED AND RE-STATED DECLARATION OF CONDOMINIUM FOR
THE WOODS AT ANDERSON PARK
A CONDOMINIUM**

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation (the "**Association**"), organized pursuant to Chapter 718, Florida Statutes, et seq., for the purpose of managing and operating the real property referenced in the declaration, as defined in and according to the Amended and Re-Statated Declaration of Condominium as recorded in Official Records Book 17136, at Page 684, of the Public Records of Pinellas County, Florida, as amended from time to time, (the "**Declaration**"), hereby certifies that on the 14 day of September, 2016, at a duly and properly noticed and called meeting of members of the Association at which a quorum was present, the members present at a meeting duly called for the purpose of adopting amendments to the Declaration, approved and adopted, in accordance with Chapter 718, Florida Statutes and applicable law, that certain Amendment to the aforesaid Declaration, a copy of which is attached hereto and made a part hereof as Exhibit "A".

Signed, Sealed And Delivered
in The Presence Of:

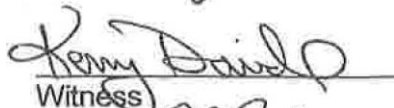
THE **WOODS AT ANDERSON PARK**
CONDOMINIUM ASSOCIATION., a not-for-profit Florida corporation



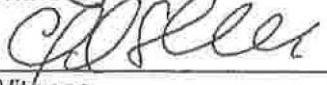
Witness



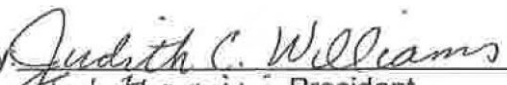
Witness



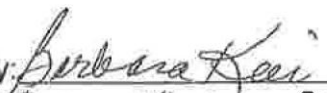
Witness



Witness

By: 

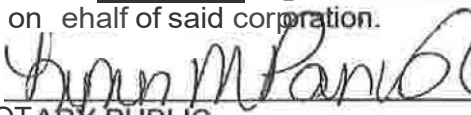
Judith C. Williams, President

By: 

Barbara Kier, Secretary

STATE OF FLORIDA)
) :ss
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 5 day of GoceroboxC, 2016, by Judith Williams, as President of The Woods at Anderson Park Condominium Association, Inc., a not-for-profit Florida corporation, who is personally known to me or who has produced FL - OL as identification and who has executed same on behalf of said corporation.



NOTARY PUBLIC

My Commission Expires: 1 / 1 / 2020



STATE OF FLORIDA)
) :ss
COUNTY OF PINELLAS)

The foregoing instrument w acknowledge_d\$ed before me this 5 day of Q_r v: xif, 2016, by (OO)O. '6, e..}, Set..f o..rl..A as Secretary of The Woods at Anderson Park Condominium Association, Ind., a not-for-profit Florida corporation, who is personally known to me or who have produced FL - O \. as identification and who has executed same on behalf of said corporation.


NOTARY PUBLIC

My Commission Expires: 8/30/2020



EXHIBIT "A"

PROPOSED AMENDMENTS TO DECLARATION

Article 3, Section B. 2.; Article 12, Section C; and Article 12, Section N. of the Amended and Re-Stated Declaration of Condominium (the "Declaration") is hereby amended as follows:

Article 3, Section B. 2. Limited Common Elements. Driveways into unit garages, assigned parking spaces, attics, porches (both screened and unscreened), walkways to unit entrances, heating and air condition units and condensers, cable TV and other common elements appurtenant to units and intended for use only by the owners of such appurtenant units, if any, shall be reserved to the use of the unit owners occupying the unit adjoining such areas, however, such areas shall, for repair and replacement, be maintained by the Association. The repair and replacement of all modifications and any approved changes made by a unit owner, including but not limited to, solar tubes, special plantings, and driveway expansion, are the responsibility of the owner and will not be maintained by the Association. Negligent or intentional damage to such limited common areas by owners of units adjoining any such limited common elements or to any portion of the common elements, shall be paid for or repaired at the expense of said unit owner. These limited common elements are reserved for the use of the units appurtenant thereto to the exclusion of other units, and there shall pass with a unit, as appurtenant thereto, the exclusive right to use the limited common elements so appurtenant. Expenses of maintenance and repair relating to the interior surfaces of such limited common elements, if any, and air conditioning units shall be borne by and assessed against the individual unit owner, unless otherwise expressly set forth herein. Any expenses of maintenance, repair or replacement relating to the exterior surfaces of such limited common elements, if any, or involving structural maintenance, repair or replacement excluding air conditioning units and condensation lines shall be treated and paid for as a part of the common expenses of the Association, unless otherwise set forth herein.

Article 12, Section C. No unit owner shall cause any signs of any nature whatsoever, with the exception of Open House signs, to be posted or affixed to any of the common elements, limited common elements, or in his respective unit if such sign may be seen from any portion of the common elements, except for name plates which shall be uniform in size and design, and approved by the Board of Directors. Open House signs must be removed by sunset of the day shown.

Article 12, Section N. Na-(:)ets shall be kept on any Lot or in anyi-awelling ot'ller than dogs, cats, b-iras suoh as caflqfies--er-: >arakcets, affli.-fist:l such as golafish-ane tro13ieal varieties. Hewever, no more than-eRe-ft}-Ge□-wt-1-iGA-WeigRS-Ae--more than th□ve (35) pounds, or ...hich--wul---weigl=l no more than thirty five (35) □l:ffiG&-WRefl---ful□f"} □ Upon written approval of the

Board of Directors, a unit owner or occupant may keep in their Lot or dwelling a maximum of two (2) pets. Only dogs and cats are allowed. The Board may establish reasonable rules and regulations on breed restrictions. No pit bulls may be kept as a pet. Such permitted dogs and cats must be on a leash when outside of the Owner's dwelling, and may be walked only in the designated "pet walking area" established by the Board of Directors or on the Owner's Lot only. Birds such as canaries or parakeets, and fish such as goldfish and tropical varieties are permitted to be kept on any Lot or dwelling without written approval. No pets shall be raised for commercial purposes. In no event may any permitted pet be allowed to become a nuisance.

All other provisions of Declaration not otherwise amended hereby, shall remain in full force and effect.

NOTE: Those portions of the Declaration that are being deleted by these amendments are represented hereinabove as stricken (e.g., stricken out) and portions of the Declaration that are being added by these amendments are represented hereinabove as underlined (e.g., underlined).

This instrument prepared by and return to:

Michael Mayer Esq.

Peyton Bolln, PL

4830 W Kennedy Blvd #600

Tampa, FL 33609

Telephone: (813) 867-3212

Email: michael@peytonbolln.com

CERTIFICATE OF AMENDMENT TO
AMENDED AND RE-STATED DECLARATION OF CONDOMINIUM FOR
THE **WOODS AT ANDERSON PARK**
A CONDOMINIUM

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation (the "**Association**"), organized pursuant to Chapter 718, Florida Statutes, et seq. for the purpose of managing and operating the real property referenced in the declaration, as defined in and according to the Amended and Re- Stated Declaration of Condominium as recorded in Official Records Book 17136, at Page 684, of the Public Records of Pinellas County, Florida. as amended from time to time, (the "**Declaration**"), hereby certifies that on the 17 day of December, 2016, at a duly and properly noticed and called meeting of members of the Association at which a quorum was present, the members present at a meeting duly called for the purpose of adopting amendments to the Declaration, approved and adopted, in accordance with Chapter 718, Florida Statutes and applicable law, that certain Amendment to the aforesaid Declaration, a copy of which is attached hereto and made a part hereof as Exhibit "A".

Signed, Sealed And Delivered
in The Presence Of:

THE WOODS AT ANDERSON PARK
CONDOMINIUM ASSOCIATION., a not-for-
profit Florida corporation



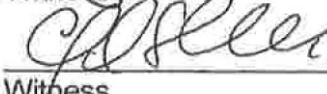
Witness



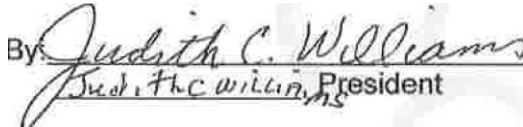
Witness

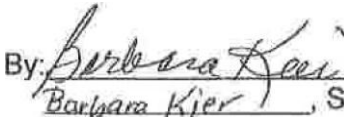


Witness



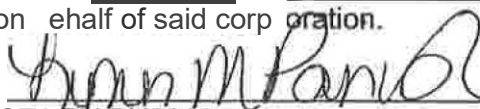
Witness

By: 
Judith C. Williams, President

By: 
Barbara Kier, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)
:SS

The foregoing instrument was acknowledged before me this 5 day of June, 2016, by Judith Williams, as President of The Woods at Anderson Park Condominium Association, Inc., a not-for-profit Florida corporation, who is personally known to me or who has produced EL - OL as identification and who has executed same on behalf of said corporation.

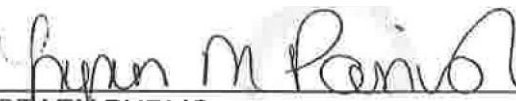

NOTARY PUBLIC

My Commission Expires: 8/30/2020



STATE OF FLORIDA)
COUNTY OF PINELLAS)
:SS

The foregoing instrument was acknowledged before me this 5 day of June, 2016, by Robert J. Quinn, Secretary, as Secretary of The Woods at Anderson Park Condominium Association, Inc., a not-for-profit Florida corporation, who is personally known to me or who have produced EL - Q\. as identification and who has executed same on behalf of said corporation.


NOTARY PUBLIC

My Commission Expires: 8/30/2020



EXHIBIT "A"

PROPOSED AMENDMENTS TO DECLARATION

Article 3. Section B. 2.; Article 12, Section C; and Article 12, Section N. of the Amended and Re-Stated Declaration of Condominium (the "Declaration") is hereby-amended as follows:

Article 3, Section B. 2. Limited Common Elements. Driveways into unit garages, assigned parking spaces, attics, porches (bath screened and unscreened), walkways to unit entrances, heating and air condition units and condensers cable TV and other common elements appurtenant to units and intended for use only by the owners of such appurtenant units, if any, shall be reserved to the use of the unit owners occupying the unit adjoining such areas. However, such areas shall, for repair and replacement, be maintained by the Association. The repair and replacement of all modifications and any approved changes made by a unit owner, including but not limited to, solar tubes, special plantings, and driveway expansion, are the responsibility of the owner and will not be maintained by the Association. Negligent or intentional damage to such limited common areas by owners of units adjoining any such limited common elements or to any portion of the common elements, shall be paid for or repaired at the expense of said unit owner. These limited common elements are reserved for the use of the units appurtenant thereto to the exclusion of other units, and there shall pass with a unit, as appurtenant thereto, the exclusive right to use the limited common elements so appurtenant. Expenses of maintenance and repair relating to the interior surfaces of such limited common elements, if any, and air conditioning units shall be borne by and assessed against the individual unit owner, unless otherwise expressly set forth herein. Any expenses of maintenance, repair or replacement relating to the exterior surfaces of such limited common elements, if any, or involving structural maintenance, repair or replacement excluding air conditioning units and condensation lines shall be treated and paid for as a part of the common expenses of the Association, unless otherwise set forth herein.

Article 12, Section C. No unit owner shall cause any signs of any nature whatsoever, with the exception of Open House signs, to be posted or affixed to any of the common elements, limited common elements, or in his respective unit if such sign may be seen from any portion of the common elements, except for name plates which shall be uniform in size and design, and approved by the Board of Directors. Open House signs must be removed by sunset of the day show.

Article 12, Section N. No pets shall be kept out- or in any dwelling-
 dogs, cats, birds, etc. as companions- keeps, and all other animals
 and tropical varieties- no more than one (1) dog (which weighs-
 less than thirty-five (35) pounds; and no more than three (3)
 cats, or other animals, upon written approval of the

Board of Directors. a unit owner or occupant may keep in their Lot or dwelling a maximum of two (2) pets. Only dogs and cats are allowed. The Board may establish reasonable rules and regulations on breed restrictions. No pit bulls may be kept as a pet. Such permitted dogs and cats must be on a leash when outside of the Owner's dwelling, and may be walked only in the designated "pet walking area" established by the Board of Directors or on the Owner's Lot only. Birds such as canaries or parakeets, and fish such as goldfish and tropical varieties are permitted to be kept on any Lot or dwelling without written approval. No pets shall be raised for commercial purposes. In no event may any permitted pet be allowed to become a nuisance.

All other provisions of Declaration not otherwise amended hereby, shall remain in full force and effect.

NOTE: Those portions of the Declaration that are being deleted by these amendments are represented hereinabove as stricken (e.g., stricken out) and portions of the Declaration that are being added by these amendments are represented hereinabove as underlined (e.g., underlined).