

**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: Dawn Bringe, LCAM**

**Phone: 727-726-8000, Ext. 235**

**Fax: 727-723-1101**

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

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*\*also admitted in PA*

Jennifer M. Sinclair, Esq.  
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July 20, 2017

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

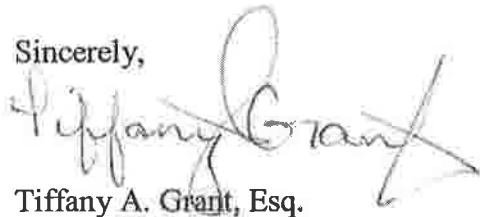
**Re: The Woods at Anderson Park Homeowners Association, Inc.  
Amended and Restated Mutual Easement Agreement  
Your File No. 17-9062**

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.

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Enclosure

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

THIS AGREEMENT is made and entered into this 5 day of June, 2017, by and between THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation ("Condominium Association"), THE WOODS AT ANDERSON PARK HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation ("Homeowners' Association"), and THE WOODS AT ANDERSON PARK RECREATION ASSOCIATION, INC., a Florida not-for-profit corporation ("Recreation Association") which replaces the MUTUAL EASEMENT 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 property.

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 Covenants and Restrictions and Grant of Easements 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 THEREFORE, pursuant to the terms contained within the aforementioned documents, and in consideration of the mutual promises, covenants, terms and conditions as are herein contained on the part of each party to the other, the parties to this Agreement do hereby covenant and agree as follows:

1. Ad Hoc Board Member. To encourage open communication and so that each Association is aware of the on goings 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 Access 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, successors and assigns of each of the Grantees, and their licensees, invitees, and guests, easements for ingress, egress, regress and rights-of-way, together with all rights and privileges incident thereto, on, over, under and across all streets, sidewalks, driveways, alleys, paths, and other avenues which may now or hereafter exist on all common areas and common

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

3. Grant of Utility 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, 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, signage, guardhouses and entryway facilities on, over, under and across the property described in the respective Declarations and Plats for each, which have been filed among the Public Records of Pinellas County, Florida.
4. Billing/Reimbursement Procedure for Shared Expenses. When either association has responsibility for a service or product where the expense is to be shared with the other association, the billing procedure shall be to submit a copy of the full bill from the original vendor(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 applicable Association has a management company), as promptly as possible. The cover sheet can also include any explanations or additional information related to the expense.
5. Joint Association Action. ~~The designated agent(s) of each Association (to be the property manager, to the extent the applicable Association has a management company, AND the Ad Hoc Board Member) will work together to facilitate projects and help to resolve disputes over services that are to be paid by both parties. The designated agents will jointly develop specifications for projects and gather bids for review by the Boards of Directors of both Associations. The designated agents also have responsibility to hear disputes between both parties and recommend solutions to the COA and HOA Boards. The designated agents shall not have the authority to make decisions that violate either party's governing documents, which may require a vote of the Board or membership, etc. A projection of costs for the year (to be used as a guideline and operating budget) shall be prepared by the joint cooperation of the designated agent of each Association and shall be approved by the Boards of Directors of the respective Associations. The budget shall provide for reserves for any item which would exceed \$10,000.00, such as the repaving of Woodhill Drive, by way of example and not by way of limitation. Each Association shall have reserve line item(s) in their respective budgets for their respective share of the reserve item(s) and shall fully fund this reserve. By way of example, if it will cost \$50,000.00 to repave Woodhill Drive in 10 years, then the Homeowners Association should fund a Woodhill Drive paving reserve with \$3,333.33 per year for the next 10 years and the Condominium Association should fund \$1,666.66 for the next 10 years so that at the end of the 10 year period each Association 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 Mediation Process.~~
6. Mediation Process. If the Association's, through their Boards of Directors, cannot make a majority decision, then both parties agree to engage in mandatory mediation pursuant to the terms and procedures set forth in Florida Statute Section 720.311, as same may be amended from time to time, and the governing documents of both parties. Should there be any dispute as to the use of the provisions of Florida Statute Section 720.311 and its

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application to both Associations, then the terms and procedures set forth in Florida Statute Section 718.1255, as same may be amended from time to time, shall apply. In any event, the costs of any mediation shall be borne equally by the Homeowners Association and the Condominium Association and each would be solely responsible for its own legal fees incurred in the mediation process.

7. Alteration, Modification, Expansion or Improvement of Facilities and Community Projects. If either Association intends to make modifications, alterations, expansions or improvements to any facilities within the easement property or Community Projects that impact the other party, such Association must notify the other Association, in writing, of the content surrounding the intention to make modifications, alterations, expansions improvements or Community Projects. Proper written notice will include: (1) the expense sought to be incurred by the undertaking of the modification, alteration expansion, improvement or Community Project; (2) the reason for seeking such modification, alteration, expansion, improvement or Community Project; and (3) any additional information or facts necessary to properly apprise of the matter. Each party that is notified will have a five (5) day period to request additional information. If the amount being requested is larger than \$3,000.00, then a minimum of 3 bids must be obtained. Within ten (10) business days, the designated 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 Associations do not issue an approval or if a denial of the intended plan is made, the intended plan must be voted on by the membership 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 requirements must be complied with before any action may be taken. In the event of an emergency, the affected party will promptly notify the other party of the immediate actions taken. This shall not apply to maintenance of existing improvements and this shall be handled by the Association having responsibility for same proceeding with maintenance and sending the bill to the other Association with an explanation of the expense as set forth in paragraph 4 above.
8. Maintenance Contract Bids. On an annual basis, either party may request that new bids be obtained for common or shared services. This request will be processed and managed by the responsible party of the existing contract. The specifications for the contract will be made available for comment to the designated agent of each Association, prior to solicitation of bids. Bids and any analysis will be made available to the designated agent of each Association for review, prior to award of the service contract. The designated agent of each Association will approve bids as authorized by their Boards or Membership, and their decisions will be subject to the Mediation Process.
9. Front Entrance Lawn. Homeowners' Association has responsibility for the front entrance lawn and landscaping. 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 the front entrance area. ~~Any beautification or alterations to this area must be agreed upon prior to undertaking such beautification or alteration and the costs shall be split between the Homeowners' Association and the Condominium Association just as any other shared expense (2/3 and 1/3 respectively).~~ mowing and trimming the front entrance lawn.
10. Front Entrance Brush Bin. Homeowners' Association has primary responsibility for the front entrance brush bins. While the Condominium Association is not utilizing the

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brush bin, 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 Paving. Homeowners' Association has primary responsibility for the paving of Woodhill Drive. Upon the Homeowners' Associations' 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 the paving or repair of Woodhill Drive.
12. Disston Entrance Gate. Homeowners' Association has primary responsibility for the Disston entrance gate. Upon the Homeowners' Associations' 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 Disston 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 management company, if any. The Condominium 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 management 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 payment of 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-Rear of Property next to Disston Road and Middle Pond. The Homeowners' Association will be solely responsible for the payment of the maintenance, repair, and replacement of the pond located in the rear of the property and the pond located in the middle of the property across from the clubhouse.
15. Irrigation and Lawn Maintenance. 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' Associations' 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

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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 with the exception that landscaping within shared roadways and at the front entranceway shall be shared on the same basis as other shared expenses.

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' Associations' 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 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 same. 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 Tarpon 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 amounts, and there is no credit given by the City of Tarpon Springs or other provider of water and sewer to the community, then the Condominium Association would reimburse the Homeowners' Association  $\$1,000 \times 2/3$  (the Homeowners Associations' share of the extra expense incurred) = \$666.67.
18. Garbage and Recycling. Homeowners' Association has primary responsibility for any shared trash invoices. Upon the Homeowners' Associations' 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 Electricity. 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' Associations' 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 full performance of any of its obligations

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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 RECREATION ASSOCIATION, INC. have caused this instrument to be signed by their duly authorized officers on this 5<sup>th</sup> day of June, 2017.

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.

By: Judith C. Williams  
Signature

Judith C. Williams President  
Printed Name and Title  
As Authorized Representative

c/o Ameri-Tech Realty, Inc.  
24701 US Highway 19 North, Suite 102  
Clearwater, FL 33765

The foregoing was acknowledged before me this 5<sup>th</sup> day of June, 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.

Dawn W. Bringe  
NOTARY PUBLIC, State of FL  
My Commission Expires: 7-25-2020



THE WOODS AT ANDERSON PARK HOMEOWNERS' ASSOCIATION, INC.

By: Bennett R. Krause  
Signature

Bennett R. Krause President  
Printed Name and Title

c/o Sentry Management, Inc.  
2605 Enterprise Road, Suite 200  
Clearwater, FL 33759

As Authorized Representative

The foregoing was acknowledged before me this 26<sup>th</sup> day of June, 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.

NOTARY PUBLIC, State of FL  
My Commission Expires:

*Stacey Ackel*



STACEY ACKER  
MY COMMISSION # FF 197368  
EXPIRES: March 26, 2019  
Bonded Thru Budget Notary Services

THE WOODS AT ANDERSON PARK RECREATION ASSOCIATION, INC.

By *[Signature]*  
Signature

39650 US Highway 19 North  
Tarpon Springs, FL 34689

Samuel A. Frangoschalis  
Printed Name and Title  
As Authorized Representative

The foregoing was acknowledged before me this 29<sup>th</sup> day of June, 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.

NOTARY PUBLIC, State of FL  
My Commission Expires:

*Deborah L. Smith*



Cianfrone, Nikoloff,  
Grant & Greenberg, P.A. (dls)  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698



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

3351134707 C00S



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- 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 10 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

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Witness

By: [Signature]  
Judith C. Williams, President

By: [Signature]  
Barbara Kier, Secretary



STATE OF FLORIDA )  
 )  
 ) :ss  
 )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 5 day of December, 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-DL as identification and who has executed same on behalf of said corporation.

Lynn M Parrish  
NOTARY PUBLIC

My Commission Expires: 8/30/2020



STATE OF FLORIDA )  
 )  
 ) :ss  
 )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 5 day of December, 2016, by Barbara Kier, as 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 FL-DL as identification and who has executed same on behalf of said corporation.

Lynn M Parrish  
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-Styled 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. ~~No pets shall be kept on any Lot or in any dwelling other than dogs, cats, birds such as canaries or parakeets, and fish such as goldfish and tropical varieties. However, no more than one (1) dog which weighs no more than thirty five (35) pounds, or which will weigh no more than thirty five (35) pounds when fully grown, may be kept as a pet. 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.  
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- 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 10 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

[Signature]  
\_\_\_\_\_

Witness

[Signature]  
\_\_\_\_\_

Witness

[Signature]  
\_\_\_\_\_

Witness

[Signature]  
\_\_\_\_\_

Witness

By: [Signature]  
\_\_\_\_\_  
Judith C. Williams, President

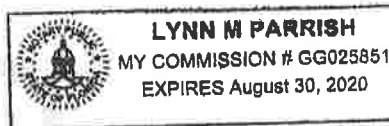
By: [Signature]  
\_\_\_\_\_  
Barbara Kier, Secretary

STATE OF FLORIDA )  
 ) :ss  
COUNTY OF PINELLAS )

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Lynn M Parrish  
NOTARY PUBLIC

My Commission Expires: 8/30/2020

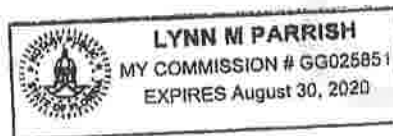


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