

This Instrument Prepared by and Return to:

Robert L. Tankel, Esquire

Address:

Robert L. Tankel, P.A.
1022 Main Street, Suite D
Dunedin, Florida 34698

INSTRUMENT#: 2010051433, O BK 19718
PG 220-222 02/12/2010 at 02:51:14 PM,
DEPUTY CLERK: LPERTUIS Pat Frank, Clerk
of the Circuit Court Hillsborough County

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**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Covenants, Conditions and Restrictions for Lakewood Ridge Townhomes Association, Inc. as described in Official Records Book 13926, Page 0738-0794, et. seq. of the Public Records of Hillsborough County, Florida, was duly approved in the manner required therein at a Special Member Meeting held on January 20, 2010.

IN WITNESS WHEREOF, we have affixed our hands this 3 day of February, 2010 at Hillsborough County, Florida.

**LAKEWOOD RIDGE TOWNHOMES
ASSOCIATION, INC.**, a Florida not-for-profit corporation

WITNESSES:

Melissa Combs

Signature of Witness #1

Melissa Combs

Printed Name of Witness #1

Pamela Pinner

Signature of Witness #2

Pamela Pinner

Printed Name of Witness #2

By: Chad Hobbs
Chad Hobbs, President

Attest: Julie Hirsch
Julie Hirsch, Secretary

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

BEFORE ME, the undersigned authority, personally appeared Chad Hobbs and Julie Hirsch, to me known to be the President and Secretary, respectively, of LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 3 day of February, 2010.

K. Green
Notary Public
Printed Name: Kasey Green

My commission expires:
4/23/11



**ADOPTED AMENDMENTS TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF LAKEWOOD RIDGE TOWNHOMES**

1. It is adopted to amend Article VI, Section 6 of the Declaration to read as follows (deletions indicated by ~~strikeout~~; additions indicated by underlining):

Section 6. Appurtenances. No porch, deck, patio, fence, screened enclosure, carport of other attached or detached structure (whether free-standing, structural or non-structural and whether in the front, side or rear of a Dwelling), shall be constructed without the approval of the Architectural control committee. No permanent outdoor clothes lines may be installed or maintained on any Lot except that portable rotary type or reel type clothes lines may be permitted in the rear yard only and said clothes lines must be stored when not in use. On corner Lots, such clothes lines shall not be placed within twenty (20) feet of a side street line. No ~~storm doors or~~ screen doors are permitted on the front door of a Dwelling. Each homeowner will have the option of installing a storm door. A choice of three (3) Larson's doors have been selected by the board for consistency throughout the complex. The expense of installation and maintenance of such doors will be the responsibility of each homeowner. No basketball hoops, whether temporary or permanent, including portable hoops, shall be installed on any Lot. No above-ground swimming pools, free-standing storage sheds or outbuildings, screening of front porches or garages, antennas or solar collectors are permitted on any Lot, except as may be permitted by law.

2. It is adopted to amend Article VII, Section 4 of the Declaration to read as follows (deletions indicated by ~~strikeout~~; additions indicated by underlining):

Section 4. Amendment. This Declaration may be amended by an instrument signed by the duly authorized officers of the Association provided such amendment has been approved by Members entitled to cast ~~two-thirds (2/3)~~ a majority (50% plus one) of the total votes able to be cast at any regular or special meeting of the Members duly called and convened. Any amendment, to be effective, must be recorded. Notwithstanding anything herein to the contrary, so long as the Declarant shall own any Lot or have the right to subject additional properties to this Declaration, no amendment shall diminish, discontinue, or in any way adversely affect the rights of the Declarant under this Declaration.