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Prepared By and Return To:
Cianfrone, Nikoloff, Grant & Greenberg P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
OF
ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Association on January 8, 2022, by the affirmative vote of 2/3 of the membership, the Declaration of Covenants and Restrictions of Aberdeen Homeowners Association of Pasco, Inc. as recorded in O.R. Book 4640, Page 260, et seq., in the Public Records of Pasco County, Florida, be, and the same is hereby amended as follows:

The Declaration of Covenants and Restrictions of Aberdeen Homeowners Association of Pasco, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants and Restrictions of Aberdeen Homeowners Association of Pasco, Inc."

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 20 day of January, 2022.

ABERDEEN HOMEOWNERS ASSOCIATION
OF PASCO, INC.

(Corporate Seal)

ATTEST:

[Signature]
CARMEN RODRIGUEZ Secretary

By: [Signature]
Hollie Topash, President

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of January, 2022, by Hollie Topash, as President and Carmen Rodriguez, as Secretary, of ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., and are personally known to me or have produced _____ as identification.

ARLEEN STARLING
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH27439
MY COMMISSION EXPIRES AUG. 17, 2024

[Signature]
ARLEEN STARLING
NOTARY PUBLIC

**SCHEDULE OF AMENDMENTS
TO
DECLARATION OF COVENANTS AND RESTRICTIONS
OF
ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC.**

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

1. Article VII, General Covenants and Restrictions, Section 6 of the Declaration shall be amended to read as follows:

Section 6. Appurtenances. No porch, deck, patio, fence, screened enclosure, shall be constructed without the approval of the Architectural Committee. No permanent outdoor clothes lines may be installed or maintain 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 clothesline 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, except that metal storm doors may be allowed with the approval of the Architectural Committee if painted to match the front door of the Dwelling or any other color off the exterior of the Dwelling. No aboveground swimming pools, ~~screening of front porches or garages nor carports,~~ are permitted on any Lot. The use of roll-up screening of garages is permitted with prior Architectural Committee approval.

Storage sheds shall be allowed with the following restrictions: (a) only one commercially manufactured shed is allowed (b) not to exceed ~~eight (8)~~ ten (10) feet in height at the peak of the roof, (c) must be concealed behind a fence no closer than five (5) feet from the owners property lines (d) cannot be viewed from the street.

Notwithstanding the above provision, each Lot shall be permitted to install and maintain one (1) satellite dish antenna of not more than one meter in diameter, and one solar collector, at a location and in a manner as may be approved by the Architectural Committee.

2. Article VII, General Covenants and Restrictions, Section 8 of the Declaration shall be amended to read as follows:

Section 8. Dwellings. Only one Dwelling may be constructed on any Lot. The minimum square footage of each Dwelling shall be 800 square feet of air-conditioned living space. No trailer, manufactured home, manufactured building, mobile home, tent, shack, garage, barn, ~~storage shed,~~ structure of a temporary character, or other outbuilding shall be constructed or parked on any Lot at any time, except for a construction shack, security trailer, temporary structure or temporary toilet during construction of a Dwelling by declarant or its transferees. Any Dwelling constructed on a Lot shall be in good accord with the front yard and rear yard setback requirements set for the in the Pasco County Zoning Regulations. No structural or non-structural additions shall be permitted without written permission of the Architectural Committee. All driveways and sidewalks shall be constructed, reconstructed or repaired with the materials and in the manner in which they were originally constructed, and no colors, ~~pavers,~~ epoxies or similar treatments shall be

permitted. Clear coating will be allowed on driveways and sidewalks. Owners are permitted to install a paver driveway with the prior written approval of the Architectural Committee. Additionally, Owners are permitted to enclose or screen their front porch area with the prior written approval of the Architectural Committee

3. Article VII, General Covenants and Restrictions, of the Declaration shall be amended by adding an entirely new Section 18 entitled "Roofs", to read as follows:

Section 18. Roofs. Roof replacement shall be in accordance with Article VI of this Declaration and the Association's Design Standards as approved from time to time by the Architectural Committee, or the Board of Directors in the absence of an Architectural Committee. All roofs shall be composed of shingle, tile or metal roofing material.

4. Article VII, General Covenants and Restrictions, of the Declaration shall be amended by adding an entirely new Section 19 entitled "Leasing", to read as follows:

Section 19. Leasing. Owners are Prohibited from leasing or renting their property within the first two (2) years of Ownership. All leases shall be for a minimum term of six (6) months, and no more than two (2) leases shall be permitted in any twelve (12) month period. For notice purposes only, Owners shall provide a copy of their lease to the Association upon execution. No Lot or Dwelling shall be advertised for rent as a vacation rental on sites such as Airbnb, VRBO, or the like. The advertising of a Lot or Dwelling for lease or rent for any term or use which is inconsistent with this Declaration shall be prohibited. When a Lot is leased, the Owner must provide for lawncare service as part of the lease agreement.

5. Article VIII, General Provisions, Section 6, Amendment, of the Declaration shall be amended to read as follows:

Section 6. Amendment. The provisions of this Declaration will run with and bind the Properties, and will inure to the benefit of and be enforceable by the Association for so long as the Properties are used in whole or in part as a residential community, and in all events, for at least twenty-five (25) years following the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten years. This Declaration may be amended by ~~a an instrument signed by members entitled to cast not less than two thirds (2/3) vote of the membership, who are present and voting, in person or by proxy, at a duly called meeting of the members called for such purpose, of the votes of each class of membership pursuant to Article VIII, Section 2 hereof.~~ No amendment shall be effective which shall impair or prejudice the rights or priorities of the Declarant, or any Institutional Mortgagee without the specific written approval of the Declarant or Institutional Mortgagee affected thereby. Any amendment affecting the Surface Water Management System Facilities shall have the prior written approval of the Southwest Florida Water Management District. During the first two years after execution hereof, Declarant may amend this Declaration by recording an instrument stating such amendment, for the sole purpose of complying with requirements of the Federal Housing Administration, Veterans Administration or Southwest Florida Water Management District.