




Rcpt: 1104950 Rec: 18.50
DS: 0.00 IT: 0.00
06/06/07 Dpty Clerk

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

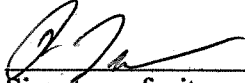
This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendment to Article VII, Section 10 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership. The Declaration of Covenant, Conditions and Restrictions for Aberdeen Homeowners' Association of Pasco, Inc. was originally recorded in Official Records Book 4640, Page 282, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
06/06/07 09:07am 1 of 2
OR BK **7523** PG **1676**


Signature of witness #1

Michelle Oldenburg
Printed name of witness #1


Signature of witness #2

Randal Trussell
Printed name of witness #2

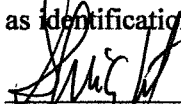
Aberdeen Homeowners'
Association of Pasco, Inc.

By: Hollie D. Topash
Signature

Hollie D. Topash President
Printed name and title

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.


Notary Public

Gail KNIGHT
Printed name

SEAL:



Gail Knight
My Commission DD252150
Expires December 20, 2007

Prepared by and return to:
Ronald E. Cotterill
Wetherington, Hamilton, Harrison & Fair, PA
Post Office Box 172727
Tampa, FL 33672-0727

R
e

*FIFTH AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.*

The underlined portions represent the newly added text. The lined-through portions represent the deleted text from the current provisions.

**ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS**

Section 10. Fences.

- a. No fences shall be erected or maintained on any lot, which shall be in excess of six feet (6') in height.
- b. No chain link fences are permitted, ~~except that the Declarant may erect a vinyl covered chain link fence along any common area, which fence shall be maintained by the Association.~~
- c. No hedges or shrubbery shall exceed a height of ~~eight~~ six feet (~~8~~6).
- d. Fences located in front of the front setback line are prohibited, ~~except temporary fences erected by Declarant prior to sale of a Dwelling.~~
- e. The Architectural Committee shall adopt and promulgate standards for fences. All fences shall comply with County regulations and shall be subject to review by the Architectural Committee for compliance with the adopted standards of the Architectural Committee, unless the Architectural Committee waives such requirements based on special circumstances.
- f. A fence located along a retention pond, or located along a drainage easement adjacent to a retention pond, may be constructed in accordance with the adopted standards of the Architectural Committee, and shall be subject to review by the Architectural Committee. Such fence shall not exceed four feet (4') in height.



Rcpt: 1104950 Rec: 18.50
 DS: 0.00 IT: 0.00
 06/06/07 Dpty Clerk

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

This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendment to Article VII, Section 15 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership. The Declaration of Covenant, Conditions and Restrictions for Aberdeen Homeowners' Association of Pasco, Inc. was originally recorded in Official Records Book 4640, Page 283, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
 06/06/07 09:07am 1 of 2
 OR BK **7523** PG **1678**

Michelle Oldenburg
 Signature of witness #1

Michelle Oldenburg
 Printed name of witness #1

[Signature]
 Signature of witness #2

Randal Trussell
 Printed name of witness #2

Aberdeen Homeowners'
 Association of Pasco, Inc.

By Hollie D. Topash
 Signature

Hollie D. Topash President
 Printed name and title

STATE OF FLORIDA)
 COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
 Notary Public

GAIL KNIGHT
 Printed name

SEAL:



Gail Knight
 My Commission DD252150
 Expires December 20, 2007

Prepared by and return to:
 Ronald E. Cotterill
 Wetherington, Hamilton, Harrison & Fair, PA
 Post Office Box 172727
 Tampa, FL 33672-0727

R
e

*SIXTH AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.*

The lined through portions represent the deleted text from the current provisions.

ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS

Section 15. Signs. ~~No sign of any kind will be displayed to public view within the Property except (i) customary name and address signs on each Lot, (ii) one (1) Lot sign of not more than six (6) square feet in size, placed in the front yard only, advertising a Lot for sale or rent, or (iii) no trespassing, no solicitation, beware of dog or such similar signs affixed to the front of a Dwelling, not to exceed one half (1/2) square foot in size, and approved by the Association as to color and content. No sign shall be lighted. No advertising or third party signs shall be permitted except as provided in (ii) above. All signs permitted by this subsection are subject to the Association's rules and regulations, provided however that these restrictions shall not apply to signs used by Declarant or its designee to advertise the Property during the promotion and construction of Dwellings and sale of Lots.~~



Rept: 1104950 Rec: 27.00
 DS: 0.00 IT: 0.00
 06/06/07 Dpty Clerk

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

This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendments to Article VII, Section 16 and Section 17 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
 06/06/07 09:07am 1 of 3
 OR BK **7523** PG **1680**

Michelle Aldenburg
 Signature of witness #1

Michelle Aldenburg
 Printed name of witness #1

[Signature]
 Signature of witness #2

Randal Trussell
 Printed name of witness #2

Aberdeen Homeowners'
 Association of Pasco, Inc.

By Hollie D. Topash
 Signature

Hollie D. Topash President
 Printed name and title

STATE OF FLORIDA)
 COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
 Notary Public

Gail KNIGHT
 Printed name

SEAL:  Gail Knight
 My Commission DD252150
 Expires December 20, 2007

Prepared by and return to:
 Ronald E. Cotterill
 Wetherington, Hamilton, Harrison & Fair, PA
 Post Office Box 172727
 Tampa, FL 33672-0727

R
 e

*SEVENTH AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.*

The underlined portions represent the newly added text.

ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS

Section 16. Holiday Decorations. Holiday decorations shall be permitted, except that all decorations shall be removed within fifteen (15) days after the completion of the designated holiday calendar day.

*EIGHTH AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.*

The underlined portions represent the newly added text.

**ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS**

Section 17. Playground Equipment. Playground equipment, including, but not limited to swing sets, trampolines, basketball goals, and playhouses shall be permitted as follows:

- a. All playground equipment, except as provided below, must be kept in the backyard of the Lot, kept at least five (5) feet from any Lot line and kept in compliance with the applicable setbacks.
- b. No playground equipment may exceed ten (10) feet in height.
- c. No playhouse may exceed six (6) feet in height.
- d. Each Lot shall be allowed only one portable or permanently installed basketball goal that is stored along the Lot's driveway, kept at least five (5) feet from any Lot line and kept in compliance with the applicable setbacks, provided that any permanently installed basketball goal is installed pursuant to the manufactured required specifications. No basketball goal shall be attached to the Dwelling.

Prepared by and return to:
Ronald E. Cotterill
Wetherington, Hamilton, Harrison & Fair, PA
Post Office Box 172727
Tampa, FL 33672-0727

R
e



Rept: 1104950 Rec: 18.50
DS: 0.00 IT: 0.00
06/06/07 Dpty Clerk

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

This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendment to Article VII, Section 1 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership. The Declaration of Covenant, Conditions and Restrictions for Aberdeen Homeowners' Association of Pasco, Inc. was originally recorded in Official Records Book 4640, Page 279, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
06/06/07 09:07am 1 of 2
OR BK 7523 PG 1667

[Signature]
Signature of witness #1

Michelle Oldenburg
Printed name of witness #1

[Signature]
Signature of witness #2

Randal Trussell
Printed name of witness #2

Aberdeen Homeowners'
Association of Pasco, Inc.

By: Hollie D. Topash
Signature

Hollie D. Topash President
Printed name and title

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

Gail KNIGHT
Printed name

SEAL:



Gail Knight
My Commission DD252150
Expires December 20, 2007

Prepared by and return to:
Ronald E. Cotterill
Wetherington, Hamilton, Harrison & Fair, PA
Post Office Box 172727
Tampa, FL 33672-0727

[Handwritten mark]

*FIRST AMENDMENT
TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO COUNTY, INC.*

The underlined portions represent the newly added text. The lined through portions represent the deleted text from the current provisions.

ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS

The following covenants, conditions, restrictions, and easements are herewith imposed on the Property:

Section 1. Signs. No sign of any kind will be displayed to public view within the Property except (i) customary name and address signs on each Lot, (ii) one (1) Lot sign of not more than six (6) square feet in size, placed in the front yard only, advertising a Lot for sale or rent, or (iii) no trespassing, no solicitation, beware of dog or such similar signs affixed to the front of a Dwelling, not to exceed one-half (1/2) square foot in size, and approved by the Association as to color and content. No sign shall be lighted. No advertising or third party signs shall be permitted except as provided in (ii) above. All signs permitted by this subsection are subject to the Association's rules and regulations, ~~provided however that these restrictions shall not apply to signs used by Declarant or its designee to advertise the Property during the promotion and construction of Dwellings and sale of Lots.~~



Rcpt: 1104950 Rec: 18.50
DS: 0.00 IT: 0.00
06/06/07 Dpty Clerk

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

This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendment to Article VII, Section 6 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership. The Declaration of Covenant, Conditions and Restrictions for Aberdeen Homeowners' Association of Pasco, Inc. was originally recorded in Official Records Book 4640, Page 280, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
06/06/07 09:07am 1 of 2
OR BK 7523 PG 1669

[Signature]
Signature of witness #1

Michelle Oldenburg
Printed name of witness #1

[Signature]
Signature of witness #2

Randall Trussell
Printed name of witness #2

Aberdeen Homeowners'
Association of Pasco, Inc.

By: Hollie D. Topash
Signature

Hollie D. Topash President
Printed name and title

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

Gail KNIGHT
Printed name

SEAL:



Gail Knight
My Commission DD252150
Expires December 20, 2007

Prepared by and return to:
Ronald E. Cotterill
Wetherington, Hamilton, Harrison & Fair, PA
Post Office Box 172727
Tampa, FL 33672-0727



SECOND AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.

The underlined portions represent the newly added text. The lined through portions represent the deleted text from the current provisions.

ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS

Section 6. Appurtenances. No porch, deck, patio, fence, screened enclosure, ~~carport or 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 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 clotheslines 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 of the exterior of the Dwelling. No aboveground swimming pools, ~~freestanding storage sheds or outbuildings,~~ screening of front porches or garages, ~~antennas or solar collectors~~ nor carports, are permitted on any Lot.

Storage sheds shall be allowed with the following restrictions: (a) only one commercially manufactured shed is allowed (b) not to exceed eight (8) 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 line (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. ~~The satellite dish antenna shall not be visible from the street.~~



Rcpt: 1104950 Rec: 27.00
 DS: 0.00 IT: 0.00
 06/06/07 Dpty Clerk

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

This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendment to Article VII, Section 7 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership. The Declaration of Covenant, Conditions and Restrictions for Aberdeen Homeowners' Association of Pasco, Inc. was originally recorded in Official Records Book 4640, Pages 280 and 281, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
 06/06/07 09:07am 1 of 3
 OR BK **7523** PG **1671**

Michelle Oldenburg
 Signature of witness #1

Michelle Oldenburg
 Printed name of witness #1

[Signature]
 Signature of witness #2

Randal Trussell
 Printed name of witness #2

Aberdeen Homeowners'
 Association of Pasco, Inc.

By Hollie D. Topash
 Signature

Hollie D. Topash President
 Printed name and title

STATE OF FLORIDA)
 COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
 Notary Public

Gail KNIGHT
 Printed name

SEAL:



Gail Knight
 My Commission DD252150
 Expires December 20, 2007

Prepared by and return to:
 Ronald E. Cotterill
 Wetherington, Hamilton, Harrison & Fair, PA
 Post Office Box 172727
 Tampa, FL 33672-0727

R
c

**THIRD AMENDMENT
TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.**

The underlined portions represent the newly added text. The lined through portions represent the deleted text from the current provisions.

**ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS**

Section 7. Storage of Vehicles, Water Craft, Machinery or Equipment. Except as specifically permitted hereinafter, no vehicle (motorized or non-motorized, licensed or not), no water craft (motorized or non-motorized) and no trailer of any kind (licensed or not), or any other machinery or equipment (whether mobile, licensed or not) shall be parked or stored on any Lot, unless concealed from public view. The aforementioned shall not be stored on any sidewalk, public or private right-of-way within the Property, or any portion of the Common Area. Except and to the extent that it is parked temporarily and is in use for construction, repair or maintenance of a Lot or Dwelling or the Common Areas, the foregoing prohibition shall include all of the foregoing items, which are of a commercial character.

Notwithstanding the foregoing, "permitted vehicles" may be parked in driveways. A "permitted vehicle" shall mean a licensed motor vehicle up to one (1) ton in weight, which is (i) a passenger automobile or van (including a high-top conversion van or sport vehicle with oversized tires, but excluding a motor-home, limousine or recreational vehicle), (ii) a motorcycle, or (iii) a pickup truck, ~~whether or not the bed has been enclosed, provided such pick up truck can be otherwise completely concealed within a standard sized garage, and provided in each instance that any such vehicle has a current license tag and is in daily use as a motor vehicle on public rights of way.~~ A "permitted Permitted vehicles" shall ~~not~~ include a vehicles used for commercial purposes, vehicles which contains racks or tool storage units or similar equipment (~~excluding~~ including low-profile units installed parallel to and immediately behind the cab), and vehicles displaying commercial signage;

however, "permitted vehicles" shall not include vehicles containing ladders and/or vehicles displaying commercial signage that covers more than fifty percent (50%) of the surface of the vehicle. Any vehicle displaying commercial signage that covers more than fifty percent (50%) of the surface of the vehicle may be parked on any Lot if said vehicle is completely covered by a car cover designed to accommodate the exact make, model, year and configuration of said vehicle. None of the foregoing items, which are inoperative or abandoned, shall be permitted on any Lot for a period in excess of forty-eight (48) hours unless such item is entirely within a garage. No major repairs shall be performed on any such items on any Lot except within a garage and under no circumstances shall such repairs be performed if they result in the creation of an unsightly or unsafe condition as determined by the Board. Unless specifically designated by the Board for parking, no temporary parking shall be permitted on any Common Area.



Rcpt: 1104950 Rec: 18.50
DS: 0.00 IT: 0.00
06/06/07 Dpty Clerk

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

This is to certify that a duly called meeting of the members of the Aberdeen Homeowners' Association of Pasco, Inc. was held on May 3, 2007, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amendment to Article VII, Section 8 of the Declaration of Covenants, Conditions and Restrictions of Aberdeen Homeowners' Association of Pasco, Inc. attached hereto was duly adopted by two-thirds (2/3) affirmative vote of the membership. The Declaration of Covenant, Conditions and Restrictions for Aberdeen Homeowners' Association of Pasco, Inc. was originally recorded in Official Records Book 4640, Page 281, Official Records of Pasco County, Florida.

IN WITNESS WHEREOF, ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC., has caused this instrument to be signed by its duly authorized officer on this 14th day of May 2007.

JED PITTMAN, PASCO COUNTY CLERK
06/06/07 09:07am 1 of 2
OR BK 7523 PG 1674

[Signature]
Signature of witness #1

Michelle Oldenberg
Printed name of witness #1

[Signature]
Signature of witness #2

Randal Trussell
Printed name of witness #2

Aberdeen Homeowners'
Association of Pasco, Inc.

By: Hollie D. Topash
Signature

Hollie D. Topash President
Printed name and title

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 14th day of May 2007 by Hollie Topash as President of Aberdeen Homeowners' Association of Pasco, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

Gail Knight
Printed name

SEAL:



Gail Knight
My Commission DD252150
Expires December 20, 2007

Prepared by and return to:
Ronald E. Cotterill
Wetherington, Hamilton, Harrison & Fair, PA
Post Office Box 172727
Tampa, FL 33672-0727

R
c

FOURTH AMENDMENT
OF THE
DECLARATION OF COVENANTS AND RESTRICTIONS
TO THE
ABERDEEN HOMEOWNERS' ASSOCIATION OF PASCO, INC.

The underlined portions represent the newly added text. The lines through portions represent the deleted text from the current provisions.

ARTICLE VII
GENERAL COVENANTS AND RESTRICTIONS

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 accord with the front yard and rear yard setback requirements set forth 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, coatings, pavers, epoxies or similar treatments shall be permitted. Clear coatings will be allowed on driveways and sidewalks



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

INSTR# 2022025975 BK 10540 PG 2880
 01/31/2022 09:16am Page 1 of 3
 Rept: 2410141 Rec: 27.00
 OS: 0.00 IT: 0.00
 Nikki Alvarez-Soules, Esq.
 Pasco County Clerk & Comptroller

**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.

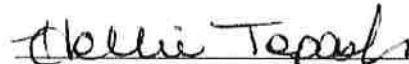
ABERDEEN HOMEOWNERS ASSOCIATION
 OF PASCO, INC.

(Corporate Seal)

ATTEST:

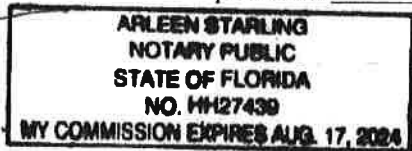


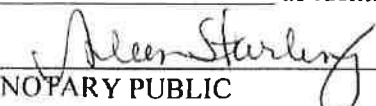
 CARMEN RODRIGUEZ Secretary

By: 
 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.





 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.