



2016048781

Prepared by and return to:
John K. Renke III
7637 Little Rd.
New Port Richey, FL 34654

Rcpt: 1759361 Rec: 18.50
DS: 0.00 IT: 0.00
03/30/2016 S. S., Dpty Clerk

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR HUNT RIDGE**



2016047440

Rcpt: 1758747 Rec: 10.00
DS: 0.00 IT: 0.00
03/29/2016 L. K., Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
03/29/2016 01:58pm 1 of 1
OR BK / 9343 PG 2335

I HEREBY CERTIFY that the following attached amendment to the Declaration of Covenants, Conditions and Restrictions for Hunt Ridge was duly adopted by a vote of the Membership of Hunt Ridge at Tall Pines, Inc. in the manner and by the vote required by Florida Statutes Section 720.306, at a duly noticed Membership Meeting held on February 22, 2015 and March 9, 2016. New words added to the Declaration are shown in the attached amendment and words deleted from the Declaration are lined through in the attached amendment. The aforementioned amendment to the Declaration amends Section 1 of Article IX of the Declaration of Covenants, Conditions and Restrictions for Hunt Ridge.

IN WITNESS WHEREOF, I have affixed my hand this 17 day of MARCH, 2016, at Pasco County, Florida.

CORPORATE SEAL:

HUNT RIDGE AT TALL PINES, INC.

By: [Signature]
Steven Fitts as President



PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
03/30/2016 04:40pm 1 of 2
OR BK 9344 PG 3966

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to and subscribed before me this 17 day of March, 2016 by Steven Fitts as President of Hunt Ridge at Tall Pines, Inc., a Florida not-for-profit corporation, on behalf of the corporation. Steven Fitts is personally known to me or he produced the following identification: _____



[Signature] Dora Steed
Signature and printed name of Notary Public

**SCHEDULE OF AMENDMENT
TO
DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
FOR**

ARTICLE IX, USE RESTRICTIONS, RESIDENTIAL USE OF THE DECLARATION,
shall be amended to read as follows:

Section 1. Residential Use. ~~No lot or unit shall be used for any purpose other than as and for a single family residence or dwelling.~~ As of the recording date of this Amendment, a new Owner shall be required to own a Unit for two (2) years prior to being authorized to lease or rent the Lot or Dwelling. Lots or Dwellings may be leased for single family residential use only, as defined by the Board. Lot or Dwelling should be leased or rented for a period of not less than twelve (12) consecutive months, as outlined in Pasco County Ordinance 402.5.

It is the responsibility of each Owner to provide Lessee(s) with copies of the Association Declaration, Articles of Incorporation, By-Laws, Rules and Regulations and policies of the Association. The lease shall also include a provision (or, if it does not, shall be deemed to include a provision) that a material condition of the lease shall be that the Lessee shall fully comply with the Governing Documents, and that the Association shall collect rent from the tenant in the event maintenance fees or assessments become past due.