



2015060396
R u
Rcpt: 1675781 Rec: 18.50
DS: 0.00 IT: 0.00
04/17/2015 S. S., Dpty Clerk

PREPARED BY AND RETURN TO:
Joseph R. Cianfrone, Esquire
Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/17/2015 09:51am 1 of 2
OR BK 9177 PG 1252

**CERTIFICATE OF AMENDMENT
TO
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
VALLEY WOOD**

2
NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on March 24, 2015 by an affirmative vote of 69, in person or by proxy, the Declaration of Covenants, Conditions and Restrictions for Valley Wood, as originally recorded in O.R. Book 1423, Page 416 et seq. and as amended, of the Public Records of Pinellas County, Florida, is hereby amended as follows:
Pasco

The Declaration of Covenants, Conditions and Restrictions for Valley Wood is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions for Valley Wood."

IN WITNESS WHEREOF, VALLEY WOOD HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 24th day of March, 2015

VALLEY WOOD HOMEOWNERS ASSOCIATION, INC.

(Corporate Seal)

By: Andrea Kapp
Andrea Kapp, President
Printed Name

ATTEST:

Janice A Kelly
JA Kelly, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PASCO

On this 24th day of March, 2015 personally appeared before me Andrea Kapp, as President, and Janice Kelly, as Secretary, of Valley Wood Homeowners Association, Inc., and acknowledged the execution of this instrument for the purposes herein expressed.

Janice Sofia
NOTARY PUBLIC

My Commission Expires:
3-4-2018



B

SCHEDULE OF AMENDMENTS
TO
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
VALLEY WOOD

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

ARTICLE VII, GENERAL PROVISIONS, Section 3, Amendment, of the Declaration shall be amended to read as follows:

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended ~~during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot or Unit Owners, and thereafter by an instrument signed by not less than seventy five percent (75%)~~ fifty-one percent (51%) of the Lot or Unit Owners by vote at a duly called meeting noticed for such purpose. Any amendment must be recorded. ~~In addition, approval must be obtained from eligible mortgage holders representing at least 51% of the votes of Lots or Unit subject to the mortgages. If an addition or amendment is not considered as a material change such as the correction of a technical error or the clarification of a statement the implied approval shall be assumed when an eligible mortgage holder fails to submit a response to any written proposal for an amendment within 30 days after the proposal is made.~~