

MAY 16 2013



AMENDMENT TO THE BY-LAWS AND DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
THE LAKE HERON HOMEOWNERS' ASSOCIATION, INC.

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS was made during a meeting of the membership called for the purposes of amending the Association's Governing Documents, held on the 4th day of March, 2013.

WHEREAS, on or about the 9th day of August, 1993, Lake Heron Partnership, did record in the public records of Pasco County, Florida, that certain Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as "Declaration," for LAKE HERON HOMEOWNERS' ASSOCIATION, INC., in Official Records Book Number 3182 at Page 1985, et al, as amended from time to time; and

WHEREAS, pursuant to Article IX Section 2 of the Bylaws, as amended, the Bylaws can be amended by an affirmative vote of at least seventy-five percent (75%) of those present in person or by proxy at a regular or special meeting of the members where a quorum is present; and

WHEREAS, pursuant to Article XVII Section 5(a) of the Declaration, as amended, the Declaration can be amended by a affirmative of sixty seven percent (67%) of all the Owners;

WHEREAS, at a meeting of the membership held on the 4th day of March, 2013, the following amendments were voted on and passed by the membership;

The entire section being amended is listed below with all additions being double underlined and all deletions struck through.

Article V Section 1 of the Bylaws is to be amended to read as follows:

Rspt: 1515758 Rec: 18.50
DS: 0.00 IT: 0.00
04/25/13 D. Bonilla, Dpty Clerk

Section 1. The affairs of the Association shall be managed by a Board of not less than three (3) or more than five (5) Directors, the exact number to be determined by the membership from time to time. Each member of the Board shall serve for a term of two years or until such time as his successor is chosen. Directors shall serve staggered terms. In order to implement the staggered system, in the 2014 election, three (3) Directors shall be elected to two (2) year terms and two (2) Directors shall be elected to one (1) year terms. In the 2015 election, an even number of Directors (0 or 2, depending on the size of the Board) shall be elected to two (2) year terms. In all subsequent elections, an odd number of Directors shall be elected in odd years and an even in even years. With the specific number to be dependent on the size of the Board, utilizing the procedure specified in this Section.

Article VII - Use Restrictions Section 1-Q of the Declaration, is to be amended to read as follows:

Q. Lease Restrictions. No Owner(s), shall lease or otherwise allow anyone, other then said Owner(s) and his/her/their immediate family, to live in their unit for a period of one year after acquiring ownership. After the initial one year term the unit may be leased subject to any reasonable rules and regulations passed from time to time by the Board of Directors, including but not limited to minimum rental periods and the requirement of a security deposit to and for the benefit of the Association. The one year prohibition shall not apply to the Association, or a first mortgage holder taking title via a Certificate of Title or Deed in Lieu of Foreclosure; but shall apply to any subsequent purchaser, or third party taking title via a Certificate of Title. This provision shall take effect upon filing in the Official Records of Pasco County, Florida and the one year prohibition shall apply to any owners taking title after said date, with the

remainder of this paragraph applying to all Owners present and future. Any lease for the rental of any unit in the Subdivision shall provide that the Association will have the power of attorney to act on behalf of the Owner(s), should it become necessary to have the tenancy terminated and the tenant removed for their failure to abide by the terms of this Declaration and/or any rules and regulations of the Association.

NOW, THEREFORE, the undersigned, being the President of the Association, whose actions are acknowledged by the Secretary, hereby ratify the foregoing amendment(s) to the Declaration of LAKE HERON HOMEOWNERS' ASSOCIATION, INC.:

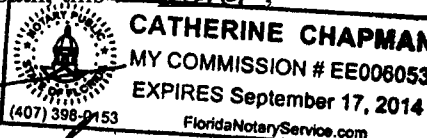
President:
x Maxim Saus
Name Printed: Maxim Saus

Witness: [Signature]
Name Printed: RICHARD P. BAILEY

Witness: [Signature]
Name Printed: Angela Hester

STATE OF FLORIDA
COUNTY OF PASCO

The execution of the foregoing instrument was acknowledged before me by Maxim Saus, as the President of LAKE HERON HOMEOWNERS' ASSOCIATION, INC., who is (personally known to me) (or has produced as identification _____) that the aforementioned Amendments to the Declaration and By-laws of LAKE HERON HOMEOWNERS' ASSOCIATION, INC., were passed at a meeting called for the purpose of amending said documents and that said amendments were properly ratified by the membership; and did take an oath, this the 22nd day of April, 2013.

Notary: [Signature]
WITNESS: [Signature]
Name Printed: RICHARD P. BAILEY
WITNESS: [Signature]
Name Printed: Angela Hester


Secretary:
x Ron Bowman
Name Printed: Ron Bowman

Witness: [Signature]
Name Printed: RICHARD P. BAILEY
Witness: [Signature]
Name Printed: Angela Hester

STATE OF FLORIDA
COUNTY OF PASCO

The execution of the foregoing instrument was acknowledged before me by Ron Bowman, as the Secretary of LAKE HERON HOMEOWNERS' ASSOCIATION, INC., who is (personally known to me) (or has produced as identification _____) that the aforementioned Amendments to the Declaration and By-laws of LAKE HERON HOMEOWNERS' ASSOCIATION, INC., were passed at a meeting called for the purpose of amending said documents and that said amendments were properly ratified by the membership; and did take an oath, this the 22nd day of April, 2013.

Notary: [Signature]

R

Return to:
Antonio Duarte, III
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638

