

The Property Group of Central Florida
11902 Race Track Road
Tampa
FL 33626

INSTRUMENT#: 2007094418, O BK 17496
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DEPUTY CLERK: DGRIER Pat Frank, Clerk of
the Circuit Court Hillsborough County

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CERTIFICATE OF AMENDMENT TO THE
THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR ST. ANDREWS AT THE EAGLES, INC., UNIT 1 AND UNIT 2, A FLORIDA
ASSOCIATION NOT FOR PROFIT

WE HEREBY CERTIFY THAT the SIXTH AMENDMENT to the Declaration of Covenants & Restrictions of St. Andrews At The Eagles, Inc., Unit 1 and Unit 2, as described in Official Records Book O.R. 7267, Page 1760 though Page 1804 of the Official Records of Hillsborough County, Florida, (together with any and all amendments thereto, collectively called the "Declaration"), was duly approved in the manner required therein at a meeting held January 22, 2007.

IN WITNESS WHEREOF, we have affixed our hands this 7TH day of FEBRUARY, 2007, in Hillsborough County, Florida.

ST. ANDREWS AT THE EAGLES INC
UNIT 1 AND UNIT 2.

By: 

President: PAUL FRAPPOLLO

WITNESSES:



Signature of Witness # 1

LEIGH SLEMENT

Printed Name of Witness # 1



Signature of Witness # 2

CYNTHIA PANNO

Printed Name of Witness # 2

Attest: 

ROBERT NASH, Secretary

SIXTH AMENDMENT to the Declaration of Covenants & Restrictions of
St. Andrews At The Eagles, Inc., Unit 1 and Unit 2

All of the following language is new; see current Declaration for present text.

ARTICLE IV – USE OF PROPERTY

1. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.1**, to read as follows:

31.1 No person who is a convicted sexual predator or person who has been convicted of a felony involving violence may occupy or reside within a dwelling subject to this Declaration of Covenants & Restrictions. The Board may promulgate rules to maintain the integrity of this provision.

2. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.2**, to read as follows:

31.2 No building or other improvements situated on any Lot shall be rented or leased separately from the rental or lease of the entire Lot.

3. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.3**, to read as follows:

31.3 No part of any such building or other improvements shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation such as halfway house, rehabilitation center, temporary welfare housing, etc.

5. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.5**, to read as follows:

31.5 No dwelling shall be rented or leased for a period of less than 1 year.

Continued....

SIXTH AMENDMENT to the Declaration of Covenants & Restrictions of
St. Andrews At The Eagles, Inc., Unit 1 and Unit 2

All of the following language is new; see current Declaration for present text.

ARTICLE IV – USE OF PROPERTY

6. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.6**, to read as follows:

31.6 No dwelling will be rented or leased without a contract providing for full lawn and if applicable pool service paid for by either the owner or the renter.

7. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.7**, to read as follows:

31.7 No home will be rented or leased without the Owner obtaining a written agreement signed by the prospective occupants wherein they agree to abide by the Covenants, Rules & Restrictions for St. Andrews and the Eagles Master Associations. Such documents are to be kept by the respective Owner and made available to the Association upon request.

8. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.8**, to read as follows:

31.8 In no event shall a landlord/tenant relationship exist between the Association and the lessee or tenant of any leased or rented property. Owners shall indemnify and hold the Association harmless in any event of such allegations in connection with the leased or rented property.

The following proposed amendment did not receive sufficient votes
at the time of the originally called Meeting and is not recorded at this time

4. Amendment to the Declaration of Covenants & Restrictions **Article IV**, to add a **new Section 31.4**, to read as follows:

2007 MAR 30 AM 10:31

CCC ACCOUNTING

The Property Group of Central Florida
11902 Race Track Road
Tampa
FL 33626

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CERTIFICATE OF AMENDMENT TO THE
THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR ST. ANDREWS AT THE EAGLES, INC., UNIT 1 AND UNIT 2, A FLORIDA
ASSOCIATION NOT FOR PROFIT

WE HEREBY CERTIFY THAT the SEVENTH AMENDMENT to the Declaration of Covenants & Restrictions of St. Andrews At The Eagles, Inc., Unit 1 and Unit 2, as described in Official Records Book O.R. 7267, Page 1760 through Page 1804 of the Official Records of Hillsborough County, Florida, (together with any and all amendments thereto, collectively called the "Declaration"), was duly approved in the manner required therein at a meeting held March 12, 2007.

IN WITNESS WHEREOF, we have affixed our hands this 13TH day of MARCH, 2007, in Hillsborough County, Florida.

INSTRUMENT#: 2007157126, O BK 17625
PG 1936-1938 04/02/2007 at 03:48:07 PM,
DEPUTY CLERK: AHOLTZMAN Pat Frank,
Clerk of the Circuit Court Hillsborough County

ST. ANDREWS AT THE EAGLES INC
UNIT 1 AND UNIT 2.

By: 

President: PAUL FRAPPOLLO

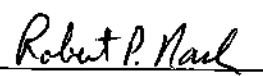
WITNESSES:


Signature of Witness # 1

PAULA T. NIELSEN
Printed Name of Witness # 1


Signature of Witness # 2

LEIGH SLEMENT
Printed Name of Witness # 2

Attest: 

ROBERT NASH, Secretary

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 12 day of March, 2007 by Paul Tappallo and Robert Nash to me known to be the President and Secretary of St. Andrews At The Eagles Homeowners Association Inc. , a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ and _____ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

SUSAN SORRELLS
Notary Public, State of Florida
My Comm. Expires April 12, 2009
No. DD417598

Susan Sorrells
NOTARY PUBLIC

Susan Sorrells
Printed Name of Notary Public

SEVENTH AMENDMENT to the Declaration of Covenants & Restrictions
of St. Andrews At The Eagles, Inc., Unit 1 and Unit 2

The following language is new; see current Declaration for present text.

ARTICLE IV – USE OF PROPERTY

Amendment to the Declaration of Covenants & Restrictions **Article IV, to add a new Section 31.4**, to read as follows:

- 31.4 The number of lots and dwellings thereon that are allowed to be rented/leased at any given time are limited to 10% of the total number thereof. Existing rentals will be grandfathered and have first priority if existing rental agreement is to be renewed. The Board has the authority to adopt rules to enforce the provisions of this Section 31.