

RECEIVED

INSTR # 2006192686

MAY 06

O BK 16374 PG 0090

PROPERTY
OF CENTRAL

Pgs 0090 - 93; (4pgs)

RECORDED 04/20/2006 03:29:34 PM
PAT FRANK CLERK OF COURT
HILLSBOROUGH COUNTY
DEPUTY CLERK P Philip

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

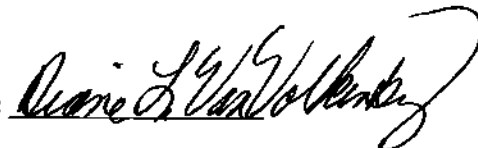
SPACE ABOVE THIS LINE FOR RECORDING DATA

**CERTIFICATE OF AMENDMENT TO THE
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR WINDSOR PARK AT THE EAGLES HOMEOWNERS ASSOCIATION INC., A FLORIDA
ASSOCIATION NOT FOR PROFIT**

WE HEREBY CERTIFY THAT the SECOND AMENDMENT to the Declaration of Covenants, Conditions & Restrictions of Windsor Park At The Eagles Homeowners Association Inc., as described in Official Records Book O.R. 7527 at Page 596 through 630 of the Official Records of Hillsborough County, Florida, was duly approved in the manner required therein at a meeting held February 8, 2006.

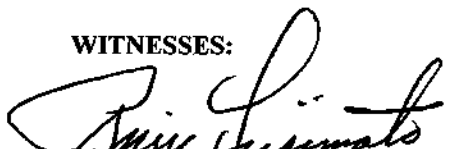
IN WITNESS WHEREOF, we have affixed our hands this 12TH day of APRIL, 2006, in Hillsborough County, Florida.

**WINDSOR PARK AT THE EAGLES
HOMEOWNERS ASSOCIATION INC.**

By: 

Vice President: DIANE VANVOLKINBURG


WITNESSES:


Signature of Witness # 1

PIERRE FUJIMOTO
Printed Name of Witness # 1


Signature of Witness # 2

LEIGH SLEMENT
Printed Name of Witness # 2

Attest: 

ARLEEN ANDREWS, Secretary

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 12 day of April, 2006 by Diane VanValkenburg and Arleen Andrews to me known to be the Vice-President and Secretary of Windsor Park At The Eagles Homeowners Association Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced personally and personally 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

SECOND AMENDMENT to the Declaration of Covenants, Conditions & Restrictions of Windsor Park At The Eagles Homeowners Association Inc.

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

ARTICLE VIII – USE RESTRICTIONS

1. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.1**, to read as follows:

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

2. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.2**, to read as follows:

20.2 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.

3. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.3**, to read as follows:

20.3 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 20.

4. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.4**, to read as follows:

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

5. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.5**, to read as follows:

20.5 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.

SECOND AMENDMENT to the Declaration of Covenants, Conditions & Restrictions of Windsor Park At The Eagles Homeowners Association Inc.

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

ARTICLE VIII – USE RESTRICTIONS

6. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.6**, to read as follows:

20.6 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 Windsor Park and the Eagles Master Associations. Such documents are to be kept by the respective Owner and made available to the Association upon request.

7. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.7**, to read as follows:

20.7 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.

8. Amendment to the Declaration of Covenants, Conditions & Restrictions **Article VIII, to add a new Section 20.8**, to read as follows:

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