

WINDSOR PARK AT THE EAGLES HOMEOWNERS
ASSOCIATION INC.

11902 RACE TRACK ROAD; TAMPA FL 33626
TEL: (813) 855-4860 FAX: (813) 855-5692

June 15, 2006

Dear Windsor Park Homeowners,

Please find enclosed recorded copies of the Amendments successfully passed at the reconvened Annual Meeting held February 8, 2006.

THESE SHOULD BE STORED SAFELY WITH YOUR EXISTING VILLAGE GOVERNING DOCUMENTS (specifically with your Declaration of Covenants, Conditions & Restrictions). Remember that these are passed on in the event of a sale.

Amendments become effective at the time of recording (April 20, 2006) and because administrative control is required for some of the amendments we require your cooperation where applicable as follows:-

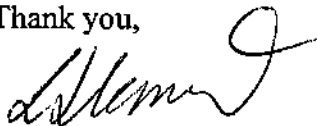
Article VIII Section 20.3, 20.4, 20.5, 20.6, 20.7

These are new Amendments to your Declaration of Covenants which cap the number of homes within Windsor Park that are to be rented/leased not to exceed 10% of the total number of homes (13), require full service contracts for rented/leased homes and set forth other related requirements. In order to establish the status of each home prior to recording the amendments, please confirm with the Association if your home is currently rented/leased. All future home sales will be *specially* notified of the amendments at the time of issuing a letter of estoppel (which is called for by the Title Company handling the closing/sale).

In the event your home in Windsor Park is currently leased/rented, please complete the attached FORM "B" and return as soon as possible. THE FORM IS REQUIRED TO BE RETURNED BY JULY 17TH, 2006, and will be made available on the website.

We thank you for your cooperation regarding this and take this opportunity to wish you a safe summer.

Thank you,



Leigh Slement

Property Manager

For and on behalf of the Board of Directors Windsor Park

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

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TEL: (813) 855-4860 FAX: (813) 855-5692

FORM "B"

**TO BE COMPLETED BY OWNERS WHO ARE RENTING/LEASING THEIR
HOME IN WINDSOR PARK AS AT APRIL 20, 2006**

Pursuant to Filing of Declaration of Covenants, Conditions & Restrictions Amendments
Article III Sections 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, & 20.7 the following is required to
be filed with the Association records:-

PROPERTY ADDRESS RENTED/LEASED: _____

OWNER NAME: _____

OWNER CONTACT TEL #: _____

OWNER MAILING ADDRESS: _____

IS THE ABOVE PROPERTY MANAGED BY A MANAGEMENT COMPANY: _____

IF "YES" CONTACT DETAILS: _____

_____ TEL: _____

NAME OF TENANT _____ CONTACT TEL # _____

LEASE/RENTAL AGREEMENT TERM _____ EXPIRES ON _____

*Please return by July 17, 2006 to the above address
Thank you*

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FORM "A" – PAGE 1 OF 2

**TO BE COMPLETED BY OWNERS WHO INTEND TO RENT OR LEASE A
HOME IN WINDSOR PARK AFTER APRIL 20, 2006**

DISCLOSURE OF

Amendments to Declaration of Covenants, Conditions & Restrictions

Your attention is drawn to the following Amendments recorded April, 20, 2006:-

New Sections Added to Article VIII

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

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FORM "A" – PAGE 2 OF 2

**TO BE COMPLETED BY OWNERS WHO INTEND TO RENT OR LEASE A
HOME IN WINDSOR PARK AFTER APRIL 20, 2006**

Pursuant to Filing of Declaration of Covenants, Conditions & Restrictions Amendments
Article III Sections 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, & 20.7 the following, if applicable,
is required to be filed with the Association records:-

PROPERTY ADDRESS RENTED/LEASED: _____

OWNER NAME: _____

OWNER CONTACT TEL #: _____

OWNER MAILING ADDRESS: _____

IS THE ABOVE PROPERTY MANAGED BY A MANAGEMENT COMPANY: _____

IF "YES" CONTACT DETAILS: _____

_____ TEL: _____

NAME OF TENANT _____ CONTACT TEL # _____

LEASE/RENTAL AGREEMENT TERM _____ EXPIRES ON _____

(Please Note: Minimum period required is 1 year Lease)

IN ACCORDANCE WITH AMENDMENT ARTICLE VIII SECTION 20.5 A
CONTRACT WITH FULL LAWN SERVICE AND POOL SERVICE (IF
APPLICABLE) IS TO BE PROVIDED TO MANAGEMENT
SUBMITTED _____ (check and submit copy of contract(s))

IN ACCORDANCE WITH AMENDMENT ARTICLE VIII SECTION 20.6 A
WRITTEN AGREEMENT SIGNED BY THE PROSPECTIVE OCCUPANT(S)
AGREEING TO ABIDE BY THE CC&R'S FOR WINDSOR PARK & THE EAGLES
MASTER ASSOCIATION IS TO BE MADE AVAILABLE TO THE ASSOCIATION
UPON REQUEST

SECURED BY OWNER _____ (check)

THE OWNER OF THE ABOVE-MENTIONED PROPERTY BY SIGNATURE HERETO
CERTIFIES THAT THE INFORMATION PROVIDED ON THIS FORM IS ACCURATE AND
AGREES TO PROVIDE THE ASSOCIATION WITH UPDATES AS AND WHEN NEEDED

.....
OWNER(S) SIGNATURE
DATE:.....

.....
PRINTED NAME(S)