

Prepared by and return to:
James R. De Furio, P.A.
PO Box 172717
Tampa, FL 33672-0717

INSTRUMENT#: 2014329101, O BK 22833
PG 373-375 10/03/2014 at 12:20:39 PM,
DEPUTY CLERK: AHOLTZMAN Pat Frank,
Clerk of the Circuit Court Hillsborough County

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
CARDEL VILLAS AT COVINGTON ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Amendment to Article IV of the Declaration of Covenants, Conditions and Restrictions of Cardel Villas at Covington (hereinafter referred to as "Declaration"), originally recorded at Official Records Book 14751, Page 1440, et seq. of the Public Records of Hillsborough County, Florida, and as thereafter may have been amended from time to time, was duly adopted in the manner provided Article III, Section 5 of the Declaration at a duly called meeting held on 09-17-2014 at which a quorum of the membership was present in person or by proxy.

IN WITNESS WHEREOF, we have affixed our hands this 17TH day of SEPTEMBER, 2014, at Hillsborough County, Florida.

WITNESSES

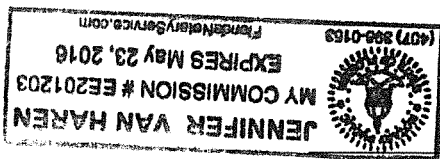
Sign Margaret A. Kover
Print MARGARET A. KOVER
Sign William Irwin
Print WILLIAM IRWIN

CARDEL VILLAS AT COVINGTON
ASSOCIATION, INC.

By: [Signature]
Print Name: EVAN DEBEL
As: President
[Signature]
Secretary Signature (Seal)
Print Name: MICHAEL J. PROVENCHER

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 17TH day of September, 2014, by EVAN DEBEL and MICHAEL PROVENCHER as President and Secretary respectively, of Cardel Villas at Covington Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.



[Signature]
Signature of Notary Public – State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known X OR Produced _____ as Identification

**AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF CARDEL VILLAS AT COVINGTON**

Amendment to Article IV of the Declaration of Covenants, Conditions and Restrictions of Cardel Villas at Covington (hereinafter referred to as "Declaration"), originally recorded at Official Records Book 14751, Page 1440, et seq. of the Public Records of Hillsborough County, Florida, and as thereafter may have been amended from time to time:

Recitals:

WHEREAS, pursuant to Article VI of the Declaration, any and all exterior changes, additions, alterations and modifications to Lots are subject to the prior approval of the Architectural Control Committee of the Association; and

WHEREAS, the Declaration as originally recorded prohibited the pouring of additional concrete pads following the initial construction of the Submitted Property by the Declarant; and

WHEREAS, Members wish to permit concrete pads to be poured for patios and lanais beyond the initial construction of the Submitted Property by the Declarant; and

WHEREAS, the Declaration may be amended by an instrument signed by the duly authorized officers of the Association provided such amendment has been approved by a majority of each class of Members;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Recitals. All of the above recitals are true and correct and incorporated herein by reference.
2. Amendments to the Declaration. The Declaration is hereby amended as follows:

Additions indicated by underlining
Deletions indicated by ~~striking through~~
Unaffected text by "..."

...

**ARTICLE IV
USE RESTRICTIONS**

...

Section 5. Setbacks. The minimum setback lines imposed by Hillsborough County are not intended to engender uniformity of setbacks; they are meant to avoid overcrowding and monotony. It is intended that setbacks may be staggered as appropriate so as to preserve

important trees, and assure vistas of water and open areas. Minimum setbacks shall be twenty (20) feet from the exterior boundary of the Submitted Property and ten (10) feet between buildings. No dwelling or other structure shall be erected in violation of zoning ordinances. These setbacks may be decreased by up to 25% if approved by Hillsborough County and the Architectural Control Committee in accordance with adopted regulations. Extended patios or lanais, if any, on any Lot ~~may be constructed only by Declarant and at the time of initial construction of a unit. Said patios and lanais shall be subject to setback requirements imposed by Hillsborough County at the time of initial construction.~~

...

Section 27. Front Doors. The front door of each residence constructed on a Lot shall be maintained in an attractive manner. ~~No screen doors shall be permitted.~~

...

Section 29. Swimming Pools, Hot Tubs and Screened Enclosures. No swimming pools or hot tubs may be installed on any Lot. Screened enclosures may be erected with prior Association approval pursuant to the guidelines established by the Association pursuant to this Declaration in Article IV, Section 5. A screen may be added to the front entrance of a dwelling unit with the prior approval of the Architectural Control Committee. ~~Notwithstanding the foregoing, all concrete slabs for patios and screened enclosures must be poured by the Declarant at the time of initial construction of a home. An Owner may add the screened structure at a later date with approval of the Association. The pouring of concrete slabs after initial construction has been completed shall be prohibited. Concrete slabs in existence as of August 1, 2014 are deemed approved pursuant to this Section. Beginning on August 1, 2014, concrete slabs for patios and screened enclosures up to 10 feet by 15 feet may be poured with the prior approval of the Architectural Control Committee. No other pouring of concrete will be permitted on any Lot.~~

...