

Recording Amended 7490 1697



Rept: 917537 Rec: 154.50  
DS: 0.00 IT: 0.00  
08/29/05 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
08/29/05 10:35am 1 of 18  
OR BK 6555 PG 454

R

PREPARED BY AND RETURN TO:  
JOSEPH R. CIANFRONE, P.A.  
1964 Bayshore Boulevard  
Dunedin, FL 34698

AMENDMENT TO  
DECLARATION OF EASEMENTS, RESTRICTIONS  
COVENANTS AND CONDITIONS FOR  
TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT TO THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS FOR TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC. is made and entered into this 24<sup>th</sup> day of AUGUST, 2005, by Trouble Creek Villas Homeowners Association, Inc., a Florida non-profit corporation, and the individuals and/or entities whose consents are attached hereto.

WITNESSETH:

WHEREAS, the real property in Pasco County, Florida, more particularly described in the Declaration of Easements, Restrictions, Covenants and Conditions for Trouble Creek Villas Homeowners Association, Inc., as recorded in O.R. Book 1018, Page 1674 et seq. of the Public Records of Pasco County, Florida, and incorporated herein by reference (the "Property") is subject to that certain Declaration of Easements, Restrictions, Covenants and Conditions for Trouble Creek Villas Homeowners Association, Inc. (herein collectively called the "Declaration"); and

WHEREAS, the individuals and/or entities whose consents are attached hereto are the owners of at least two-thirds (2/3) of the Lots within Property, and said individuals and/or entities desire to further amend the Declaration:

NOW THEREFORE, the Declaration, which is incorporated herein by reference, is hereby amended as follows:

1. The Declaration is amended by adding an entirely new paragraph 55 to read as follows:

55. Leasing Restrictions. In order to retain the residential nature of the community, to assist Owners in the acquisition of mortgages and to foster compliance with the Rules and

Regulations and Restrictions, leasing of Lots and the units contained thereon, shall be strictly controlled by this provision.

Any Lot Owner who acquires title to a Lot shall not be allowed to lease the Lot or the unit for a period of twelve (12) months from the date of initial acquisition.

All leases and lease renewals shall be for a term of one (1) year. If a lessee vacates the Lot prior to the end of said one (1) year period, a new lease shall not be allowed for the balance of the one-year period, except upon showing a hardship as determined in the sole discretion of the Board of Directors.

The Board shall have the authority to consider certain hardship exceptions, as it may determine to be in the best interest of the membership. The Board may allow exceptions based upon the following circumstances:

- a. Loss of Income
- b. Occupational Relocation
- c. Family Emergency
- d. Removal of tenant violating documents
- e. Military Transfer of the Tenant

In order to limit use of the common area facilities to only the residents and their guests, a Lot Owner shall provide a copy of the lease to the Association. The lease shall contain the names of all parties authorized to occupy the property.

In furtherance of the residential nature of the community, under no circumstances shall more than twenty percent (20%) of the Lots be leased at any one time. The Board of Directors shall adopt appropriate polices and procedures to determine which Lots shall be leased in the event more than twenty percent (20%) of the Owners desire to lease their property.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to be executed by its duly authorized officers and has affixed its corporate seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Adele Brooks  
Signature  
Adele Brooks

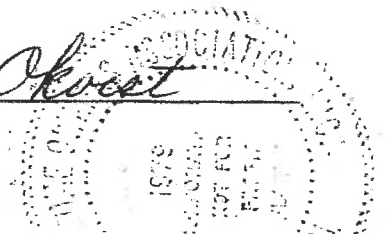
Printed Name  
Donna M. Cox  
Signature  
DONNA M. COX  
Printed Name

TROUBLE CREEK VILLAS  
HOMEOWNERS ASSOCIATION, INC.

By: Steve Gordon  
President

ATTEST:  
Barbara A. Okrest  
Secretary

(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George Gordon and Barbara A. Okvist, President and Secretary, respectively, of Trouble Creek Villas Homeowners Association, Inc., who are personally known to me or who have produced Florida Driver's Licenses to be the person(s) described in and who executed the foregoing instrument, and they acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid, this 24<sup>th</sup> day of August, 2005.

  
NOTARY PUBLIC  
State of Florida

My Commission Expires:



Donna M Cox  
My Commission DD140466  
Expires August 08, 2006